



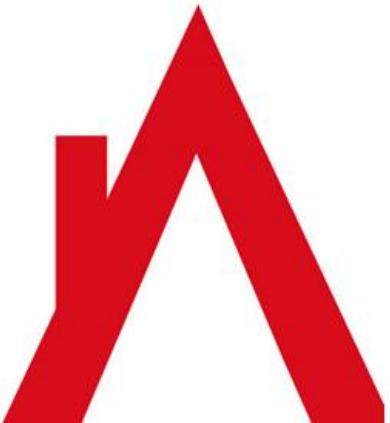
53, Inglenook Park

Thurmaston LE4 8GN

**Offers in the Region Of
£80,000**

- **Well Presented Park Home**
- **Breakfast Kitchen**
- **Two Bedrooms**
- **Over 55s Complex**
- **Lounge**
- **Low Maintenance Plot**

**Do you have a property to sell?
Valuations are always a pleasure.
Call 0116 260 7788 to arrange yours now.**



53, Inglenook Park Barkby Thorpe Lane

Thurmaston LE4 8GN

Offers in the Region
Of £80,000



Brief Description

Aston & Co are delighted to offer to the market this well presented park home set within walking distance of the retail park and open countryside. The accommodation briefly comprises of, porch, conservatory, entrance hall, lounge, breakfast kitchen, shower room and two bedrooms. Internal viewing is highly recommended.

The Area

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.

**Need help arranging your finances?
Aston & Co Financial Services offer free, no obligation advice.
Call 0116 260 7788 to arrange your meeting**

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Thurmaston LE4 8GN

Offers in



The Accommodation

Draft Details Awaiting Vendor Approval

Note To Buyers The property is subject to a ground rent of £134 every four weeks. Aston & Co recommends to both vendors and purchasers to seek independent legal advice for the sale or purchase of their park home / lodge to ensure that they comply with legislation, prior to completion of the sale.

Breakfast Kitchen 9' 6" x 7' 5" (2.89m x 2.26m)Fitted with a range of floor and wall mounted units with roll top worksurfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor and a sink and drainer unit.

Lounge With dual aspect windows, coved ceiling, laminate wood flooring and fire with feature surround.

Shower Room 6' 9" x 4' 5" (2.06m x 1.35m)Fitted with a three piece suite comprising low level wc, vanity with basin and walk in shower.

Bedroom One 9' 6" x 9' 10" (2.89m x 2.99m)With fitted wardrobes.

Bedroom Two 6' 10" x 5' 5" (2.08m x 1.65m)

Outside The property benefits from a low maintenance plot with paved and gravelled areas with fenced boundaries.

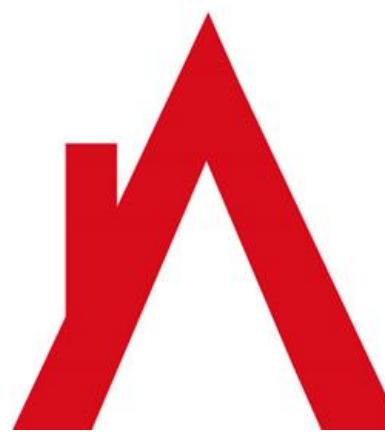


Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

Registered in England No. 6553697

Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42



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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

Tenure: Leasehold

Council Tax Band: A

Local Authority: Charnwood Borough Council

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 260 7788

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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