



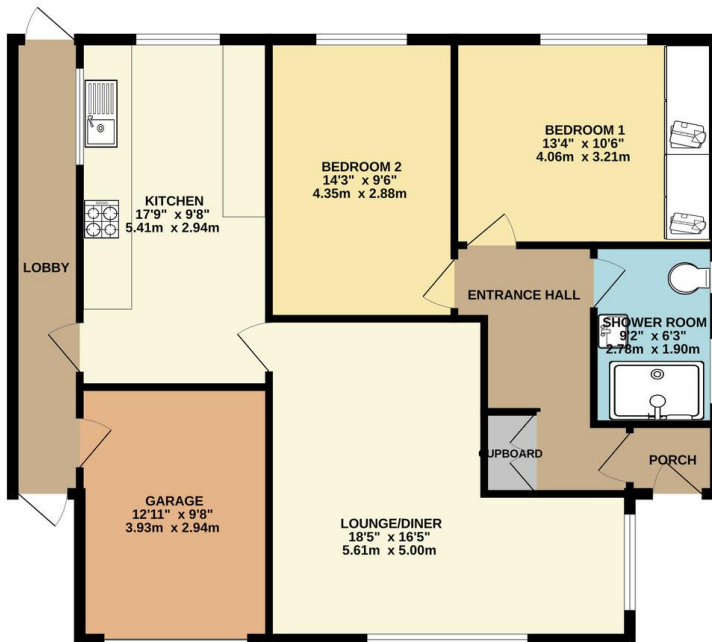
FOR SALE

2 Bed Detached Bungalow in Hereward Drive, Thurnby LE7 9RS
£310,000

This charming two bedroom detached bungalow is nestled in a peaceful cul-de-sac within the highly sought-after location of Thurnby. The property benefits from a recently fitted kitchen and a refurbished shower room suite, both offering modern finishes and contemporary design. The easy to maintain landscaped gardens surround the property, providing a private outdoor space. Additional features include off road parking and a garage. Contact Phillips George today to arrange a viewing.



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Detached Bungalow
- Two Bedrooms
- Cul De Sac
- Thurnby
- Highly Popular Area
- Lounge / Diner
- Fitted Kitchen & Shower Room
- Off Road Parking & Garage

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

