



READINGS

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Lodge Mews, Grange Lane
Grange Lane, Thumby, LE7 9PH

£140,000



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In a tranquil corner of this development, sits a leasehold, two-bedroom semi-detached bungalow available to purchase for those who are 55 years old and over. Within a cul-de-sac adjacent to the Lodge Residential Home (off Grange Lane), it offers peaceful surroundings while being conveniently close to Manor Field Park, the Co-op on Station Road, as well as the Parish Church of St. Luke's, the village hall, and the Rose and Crown Public House.

Part of a small community comprising 11 bungalows and a block of apartments, all enveloped by meticulously maintained communal gardens.

Offered with no upward chain, the property features an entrance hall, lounge, kitchen, two bedrooms, and a shower room. Additional comforts include uPVC double glazing and electric storage heating.

Situated just off Grange Lane, on the border of Thurnby and Bushby, Lodge Mews is approximately 5 miles east of Leicester city centre.

Leasehold with a term of 999 years from 26 October 2022 - 997 years remaining. There is a Service Charge payable quarterly. The most recent quarterly service charge payment was £360. There is an annual Ground Rent of £50. Only available to purchase for those who are 55 years old and over.

Hall

Lounge

10'9" x 14'7" (3.28 x 4.45)

Kitchen

6'11" x 15'9" (2.12 x 4.82)

Bedroom One

11'1" x 9'9" (3.38 x 2.98)

Bedroom Two

10'4" x 7'9" (3.16 x 2.38)

Bathroom

7'9" x 5'9" (2.38 x 1.77)





Property Information

Tenure: Leasehold with a term of 999 years from 26 October 2022 - 997 years remaining. There is a Service Charge payable quarterly. The most recent quarterly service charge payment was £360. There is an annual Ground Rent of £50. Available to purchase for those who are 55 years old and over. Local Authority: Harborough district council Council Tax Band: D

Type of Construction: Brick with tiled roof
Services: The property is offered to the market with heating from electric storage heaters. Gas is not available within the development. Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very low.

Tenure

The property is being sold leasehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

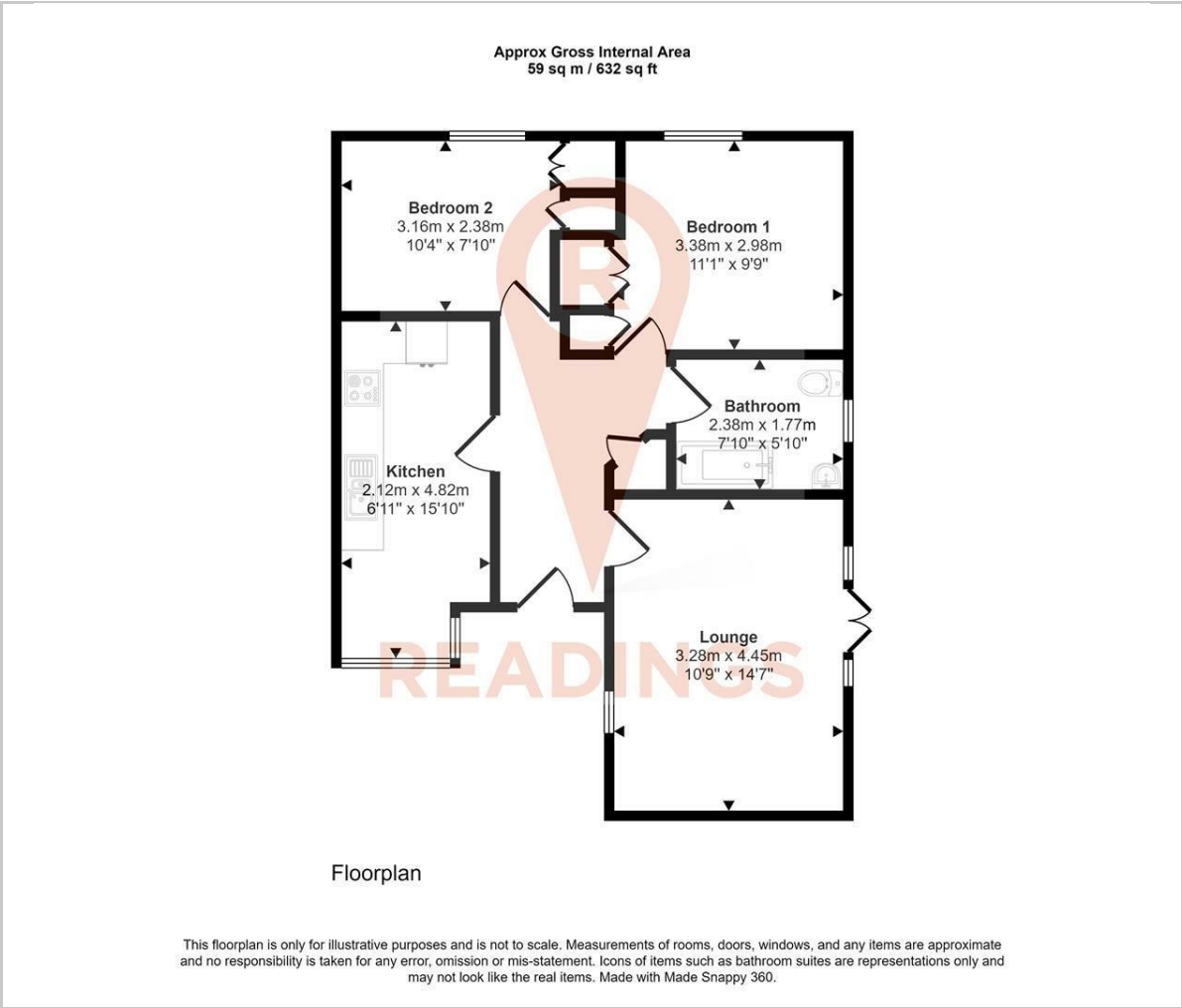
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



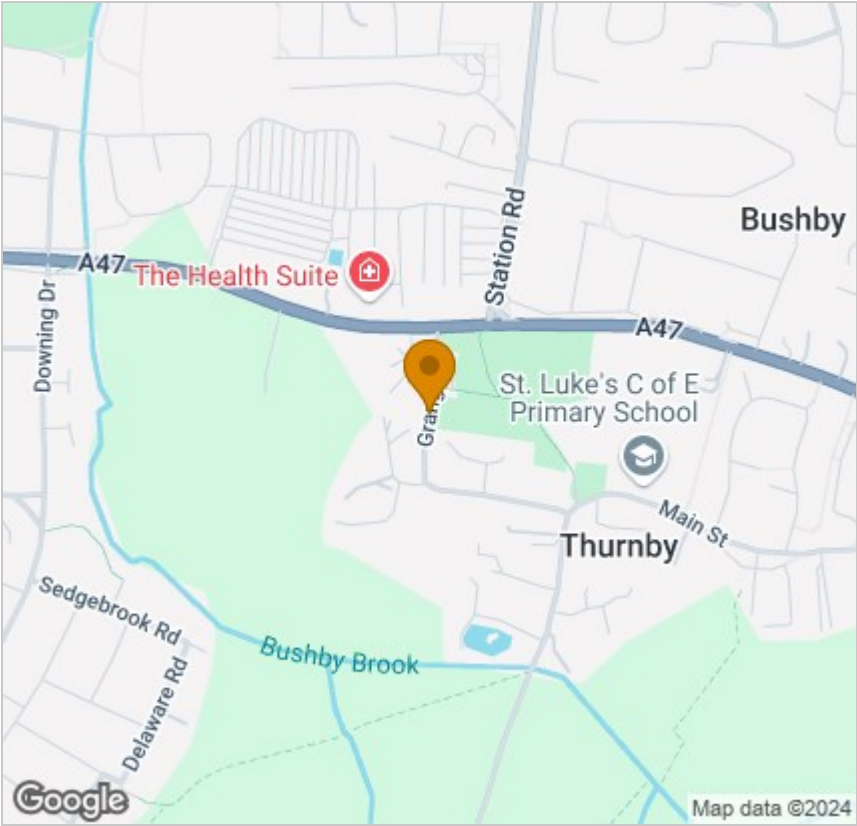
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

