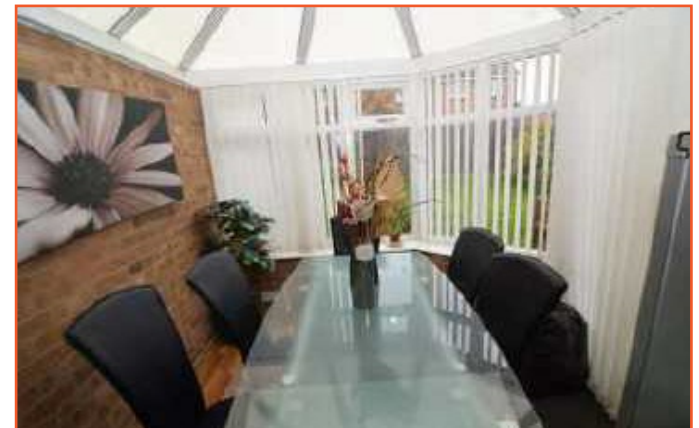




*Putting great property on the map*

**16 Darien Way  
Thorpe Astley  
Leicester  
LE3 3TT**

**£185,000**



A nicely proportioned three bedroom modern semi detached house with gas central heating and double glazing. The property lies in the highly sought after location to the south west of Leicester and benefits from entrance hall, cloaks/WC, lounge, kitchen diner with built-in oven, hob and conservatory. To the first floor there are three good bedrooms (one with en-suite shower room) and further bathroom. To the outside there is a front driveway with car standing leading to a single integral garage. There is an established garden to the rear of the property. Currently tenanted but can be vacant upon completion if desired.

## Directions

The property is best approached by following the A47 Hinckley Road away from Leicester for some distance in a westerly direction following signs to Leicester Forest East and Kirby Muxloe. Proceed through Western Park area of the city and at the roundabout intercepting the outer ring road turn left and continue along this road as it in turn leads into Lubbesthorpe Way. Take the left hand filter off and proceed up the slip road turning right at the first roundabout onto Meridian Way, proceeding straight over the next roundabout then right at the next roundabout onto Foxon Way. Proceed down to the next roundabout turning left onto The Littlefare and then next left onto Darien Way. The property can be easily recognised by the agent's distinctive 'To Let' board.

## Accommodation

The dimensions are approximate and the accommodation in more detail comprises:-

### Entrance Lobby

With UPVC double glazed door to entrance lobby with door to lounge.

### Cloaks/WC

With double glazed opaque window to the front, pedestal wash hand basin, low level WC,

### Lounge 15' max x 14' (4.57m x 4.27m)

With UPVC double glazed window to the front, stairs to first floor with attractive timber balustrade, two central heating radiators and laminate flooring.

### Kitchen/Diner 15'1 x 8'7" (4.60m x 2.62m)

Approached via double doors from the lounge, a breakfast kitchen with double glazed window to the rear and double glazed door to the side, a range of fitted units incorporating built-in gas hob and electric oven, single drainer sink unit with base cupboards under.

### Conservatory 8'9 x 7'9 (2.67m x 2.36m)

Of brick base with UPVC glazing, double doors leading to the rear garden.

### First Floor Landing

With airing cupboard.

### Bedroom One (front) 11'9 x 8'6 (3.58m x 2.59m)

With double glazed window to the front, built-in wardrobes and central heating radiator.

### En-Suite Shower Room

With double glazed opaque window to the front, shower cubicle, wash hand basin, WC and central heating radiator,

### Bedroom Two (rear) 8' x 8'5 (2.44m x 2.57m)

With double glazed window to the rear and central heating radiator.

### Bedroom Three (rear) 8' x 6'6 (2.44m x 1.98m)

With double glazed window to the rear and central heating radiator.

### Bathroom/WC

White suite comprising panelled bath, wash hand basin, low level WC and central heating radiator.

### Outside

To the front of the property there is a lawned garden and driveway providing vehicular access to a single integral garage measuring approx 18' x 8'8" internally.

### Tenure

The property is being sold freehold 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. LOCAL AUTHORITY - Blaby

District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555)

Agent's Notes

THE PROPERTY MISDESCRIPTION ACT 1991 - These sales details have been written to conform to the Property Misdescriptions Act 1991. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. MEASUREMENTS - All 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.

Surveys

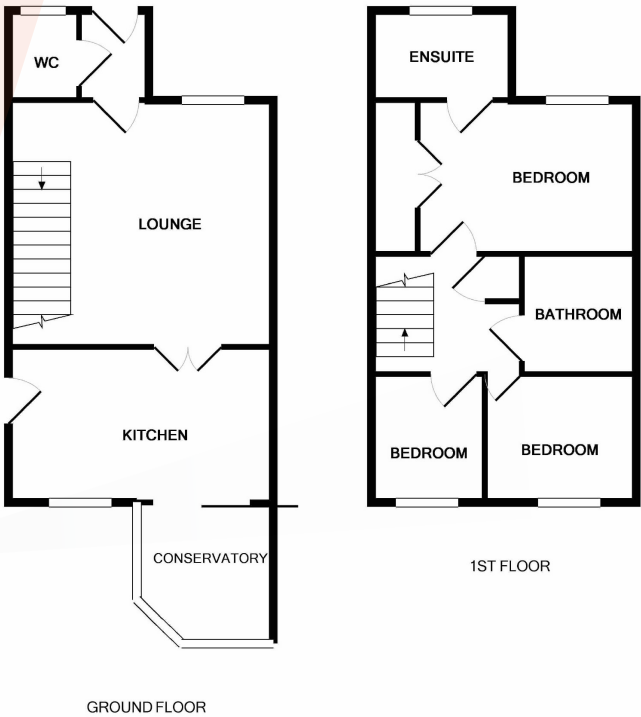
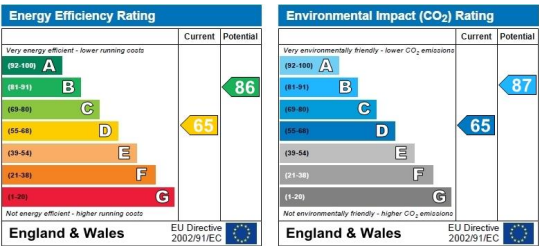
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Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank\Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure

that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon

request.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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