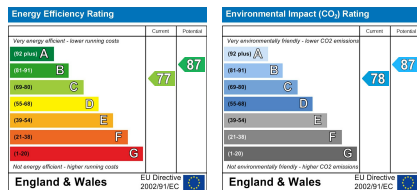




Slade Close, Thorpe Astley
Leicester, Leicestershire, LE3 3AJ

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Asking Price **£265,000**

Located on the outskirts of Thorpe Astley and offered to the market with no upward chain, fall in love with this four bedroom detached home set over three floors and must be viewed in person to fully appreciate the size and style of the accommodation on offer. Ideally suited to both growing families, the layout comprises of an entrance hall, downstairs WC, kitchen and lounge diner. The first floor offers two bedrooms and bathroom, whilst to the second floor is the master bedroom which features an en-suite shower room and a further bedroom. The plot enjoys a driveway leading to single garage with a particularly private garden to the rear. Situated within close proximity to Meridian Park & Fosse Shopping Park and providing excellent access to the motorway network including the M1 and M69, an immediate viewing comes highly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the;

Entrance Hall

Presented with tiled flooring, the entrance hall offers a staircase to the first floor, neutral decor, central heating radiator and doors to all of the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with complementary tiling. There is also a central heating radiator.

Kitchen

10'6" x 8'1" (3.20m x 2.46m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled surrounds. Features include a built in oven with gas hob over and extractor hood above, inset one and a half bowl sink and drainer unit with mixer tap, plumbing for washing machine, concealed central heating boiler and space for fridge freezer. With a central heating radiator, tiled flooring and window overlooking the front elevation.

Lounge Diner

14'2" x 15'5" (4.32m x 4.70m)

The lounge diner enjoys neutral decor and offers french doors which open out into the garden with space for a dining table and two central heating radiator. There is also a window overlooking the garden.

First Floor Landing

Landing provides access to all of the first floor accommodation with a staircase then giving access to the second floor. Having a central heating radiator, window to the front elevation and cupboard.

Bedroom Two

9'2" x 15'5" (2.79m x 4.70m)

A full width double bedroom with dual aspect windows overlooking the playing field. With two central heating radiators, neutral decor and carpet flooring.

Bedroom Three

8'9" x 9'1" (2.67m x 2.77m)

With a window to the front elevation, central heating radiator and carpet flooring.

Bathroom

6'5" x 8'3" (1.96m x 2.51m)

Fitted with a three piece suite comprising a bath with shower unit over and screen, pedestal wash hand basin and wc, with complementary tiling. Having a central heating radiator, fitted wall cupboard with mirror and extractor fan.

Second Floor Landing

Giving access to further bedrooms.

Master Bedroom

15'7" x 15'5" max (4.75m x 4.70m max)

A double room enjoying two front elevation windows allowing for ample natural light. With carpet flooring, two central heating radiators, neutral decor and a door leading to the;

En-suite

9'3" x 5'9" (2.82m x 1.75m)

Offering an obscure window to the rear elevation, the en-suite shower room is fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiling. With a central heating radiator, extractor fan and wall mounted cupboard with mirror.

Bedroom Four

9'3" x 9'3" (2.82m x 2.82m)

A double room offering a window to the rear, carpet flooring and central heating radiator.

Outside

Occupying a cul de sac position, the plot offers a tarmac driveway providing off road parking leading to a single garage with an up and over door. To the rear is a mainly laid to lawn garden not overlooked from beyond with fencing to the perimeter, decking area and patio which is adjacent to the accommodation, perfect for outdoor entertaining.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the third exit onto Braunstone Way. Continue along and turn off at Meridian Park taking the third exit at the first roundabout and taking the second exit at the second roundabout. Continue along Meridian Way and take the second exit at the roundabout and then take the second exit at the next roundabout onto Murby Way. Continue along and take an eventual left turning onto Lakin Drive. Turn left again onto Slade Close where the property can be found.

Tenure

Freehold with vacant possession upon completion.



Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel:) - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

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If you have a house to sell then we would love to provide you with a free no obligation valuation.



