



**Tillett Road, Thorpe Astley**  
Leicester, Leicestershire, LE3 3RD



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**Asking Price £260,000**

Enjoying the use of an upgraded central heating boiler, fall in love with this three bedroom detached home situated in a cul de sac location, perfect for growing families in search of more space and is conveniently situated for easy access to the motorway network, Fosse Shopping Park and Meridian Leisure Park. The accommodation in more detail comprises an entrance hall, ground floor wc, lounge through to the dining room and kitchen, with the first floor offering three bedrooms (master with en-suite) and a re-fitted shower rom. Outside there is parking to the front giving access to the integral garage with front and rear gardens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			82
(69-80) B			
(55-68) C			
(43-54) D			
(31-42) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





### Accommodation

Side entrance door opens into the:

### Entrance Hall

With a central heating radiator, door to the lounge and door to the:

### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with an obscure front elevation window and central heating radiator.

### Lounge

13'4" x 13'0" max (4.06m x 3.96m max)

Enjoying an open plan layout with the dining room which would be ideal for growing families, the principal living space overlooks the front garden through a double glazed window to the front elevation. Centred around a feature gas fireplace with surround, there are two central heating radiators, useful storage cupboard, staircase rising to the first floor and carpet flooring.

### Dining Room

9'2" x 7'7" (2.79m x 2.31m)

Ideal for formal dining occasions, the second reception area offers continuation of the decor and carpet flooring from that of the lounge. With a central heating radiator and french doors opening out into the garden.

### Kitchen

9'2" x 11'8" (2.79m x 3.56m)

The kitchen is fitted with a range of eye level and base storage units accompanied by work surfaces, wood effect flooring and window to the rear elevation which overlooks the lawned garden. Features include a built in oven with 4 ring gas hob over and extractor hood above, inset sink with mixer tap and drainer, space for fridge freezer and washing machine and an upgraded wall mounted Boiler. With a central heating radiator and side access door.

### First Floor Landing

Giving access to three bedrooms and bathroom, with a hatch to the loft space, central heating radiator, carpet flooring and airing cupboard.

### Master Bedroom

9'4" x 12'6" (2.84m x 3.81m)

Enjoying views of the garden through a double glazed window, with a central heating radiator, carpet flooring and access to it's own en-suite.

### En-suite

4'4" x 7'9" (1.32m x 2.36m)

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and wc, with complementary tiling. Having a central heating radiator, shaver point and obscure side elevation window.

### Bedroom Two

10'7" max x 10'4" (3.23m max x 3.15m)

A double rom offering a window to the front elevation with a central heating radiator and carpet flooring.

### Bedroom Three

7'3" x 9'1" (2.21m x 2.77m)

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

### Shower Room

6'1" x 6'8" (1.85m x 2.03m)

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin with storage beneath and wc, with a central heating radiator, shaver point and obscure rear elevation window.

### Outside

Enjoying a cul de sac position, the front offers a lawned garden with driveway alongside providing parking to the front giving access to the integral garage with light, power and up and over door. Gated access leads down the side to a mainly laid to lawn rear garden with fencing to perimeter and shed.

### 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 third exit at the second roundabout. Continue along Withers Way and take the first exit at the roundabout and then take the third exit onto Tressell Way. Turn left onto Tillett Road 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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