



**Goodheart Way, Thorpe Astley**  
Leicester, Leicestershire, LE3 3RX

**NEWTON**FALLOWELL 



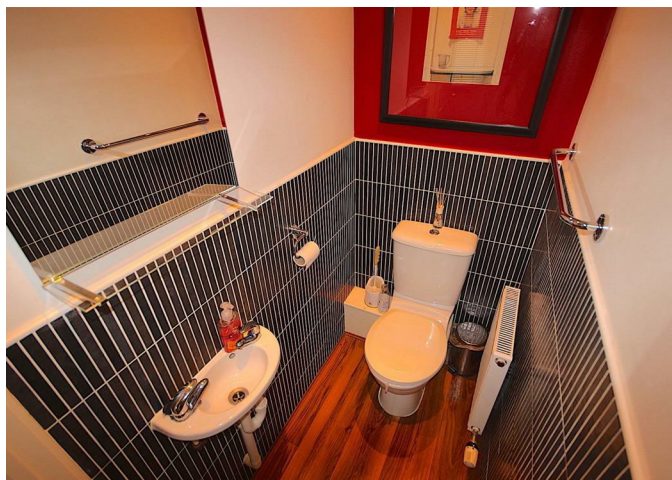
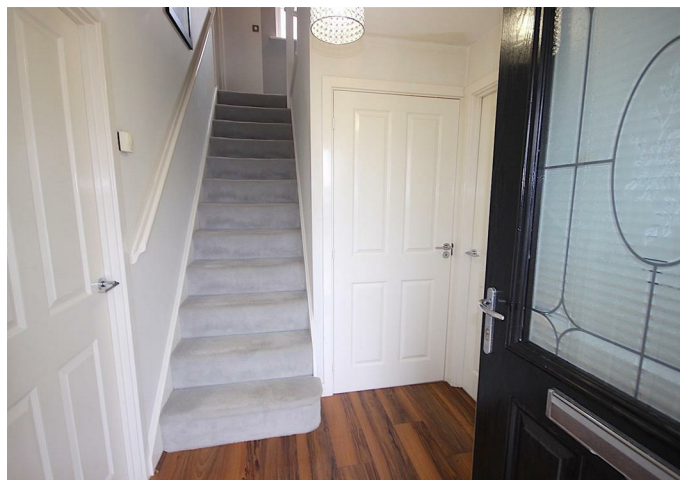
## Goodheart Way, Thorpe Astley Leicester, Leicestershire, LE3 3RX Offers Over £340,000

Enjoying the use of a double garage and driveway, fall in love with this four bedroom three storey detached home overlooking open green space, perfect for growing families in search of more space. The former show home includes an entrance hall, downstairs WC, lounge, conservatory, dining kitchen and utility room. The first floor offers two double bedrooms (master with en-suite) and family bathroom. The second floor offers a further two double bedrooms and shower room. Occupying a corner position on this increasingly popular development, the property is close to a wide range of amenities (Fosse Park Shopping & Meridian Leisure Park) and has easy access to M69 and the M1. Benefiting from gas central heating and double glazed windows throughout, an early viewing comes highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-110	B		
81-100	C		
61-80	D		
41-60	E		
21-40	F		
1-20	G		
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	A		
101-110	B		
81-100	C		
61-80	D		
41-60	E		
21-40	F		
1-20	G		
England & Wales		EU Directive 2002/91/EC	





### Accommodation

Front entrance door opens into the;

### Entrance Hall

With staircase rising to the first floor landing, central heating radiator and a door to the:

### Ground Floor WC

Fitted with a two piece suite comprising a wall mounted wash hand basin and low level wc, with complementary tiled surround.

### Lounge

16'5" x 10'5" (5.00m x 3.18m)

Presented with wood effect flooring, the full length living room offers a front elevation window, electric fire, TV point, two central heating radiators and french doors to the:

### Conservatory

10'7" x 11'7" (3.23m x 3.53m)

A fantastic addition to the accommodation providing additional downstairs living space with dual aspect glazing, self cleaning roof, two electric heaters, tiled flooring and french doors to the garden.

### Dining Kitchen

16'5" x 10'3" (5.00m x 3.12m)

A particular selling feature of the accommodation is the modern kitchen diner fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an integrated 'Electrolux' oven with four ring gas hob over and extractor hood above, inset one and half bowl sink with mixer tap, built in dishwasher and space for fridge freezer. Affording plenty of space for a dining table, there are dual aspect windows allowing lots of natural light to flood the room, two central heating radiators and spotlighting. With a door leading through to the:

### Utility Room

4'7" x 6'8" (1.40m x 2.03m)

A practical room with continuation of the units and work surfaces from the kitchen, having space and plumbing for a washing machine and further appliance, wall mounted boiler, central heating radiator and an obscure glazed rear access door.

### First Floor Landing

The landing provides access to all of the first floor accommodation with a rear elevation window, central heating radiator and a staircase then giving access to the second floor.

### Master Bedroom

16'5" x 10'5" (5.00m x 3.18m)

The larger than average master bedroom offers dual aspect windows and affords plenty of space for wardrobes. With carpet flooring, central heating radiator and a door to the:

### En-suite

5'5" x 6'9" (1.65m x 2.06m)

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and shower cubicle with tiled splashbacks. Having an obscure front elevation window, spotlighting and a chrome heated towel rail.

### Bedroom Two

9'4" x 10'4" max (2.84m x 3.15m max)

A double room offering a window to the front elevation, built in airing cupboard, central heating radiator and carpet flooring.

### Family Bathroom

6'2" x 6'7" (1.88m x 2.01m)

Fitted with a three piece suite comprising a low level WC, panelled bath and pedestal wash hand basin, with complementary tiled splashbacks. Having an obscure rear elevation window, spotlighting, extractor fan and chrome heated towel rail.

### Second Floor Landing

The second floor landing provides access to two double bedrooms and a shower room.





### Bedroom Three

16'5" x 15'3" (5.00m x 4.65m)

With dual aspect windows, spotlighting, two central heating radiators and carpet flooring.

### Bedroom Four

16'5" x 11'10" max (5.00m x 3.61m max)

A double room offering two central heating radiators, loft access, spotlighting and dual aspect glazing.

### Shower Room

2'10" x 7'4" (0.86m x 2.24m)

The shower room is fitted with a three piece suite comprising a shower enclosure, low level WC and a pedestal wash hand basin, all with brick effect tiled surrounds.

### Outside

Occupying a prominent corner position, the former show home offers a driveway providing parking and giving access to the double garage. To the rear is a landscaped rear garden offering a decking area adjacent to the accommodation ideal for outdoor entertaining. With a lawn area, variety of shrubs and plants and fencing and railing to boundaries.

### Garage

18'2" x 16'7" (5.54m x 5.05m)

With light, power, pitched roof ideal for storage and an up and over door,

### 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. Take the second exit at the roundabout and continue along Jewsbury Way. Turn left onto Goodheart Way 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 E. 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 firm's 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.

### Thinking Of Selling Your Home?

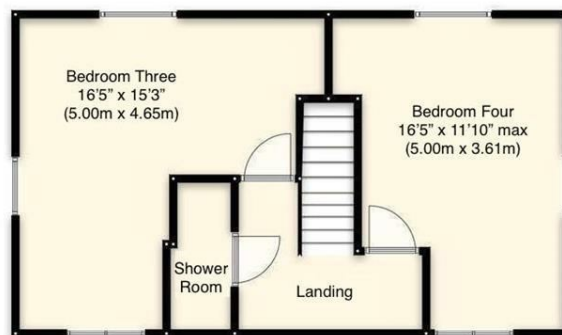
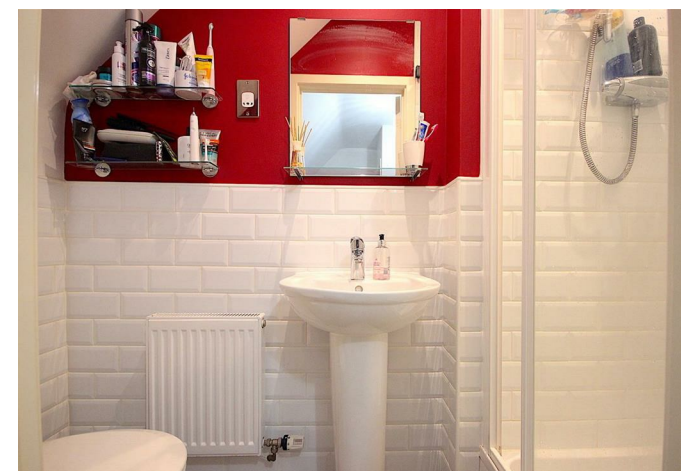
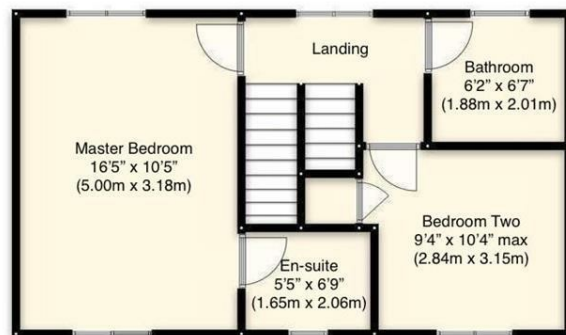
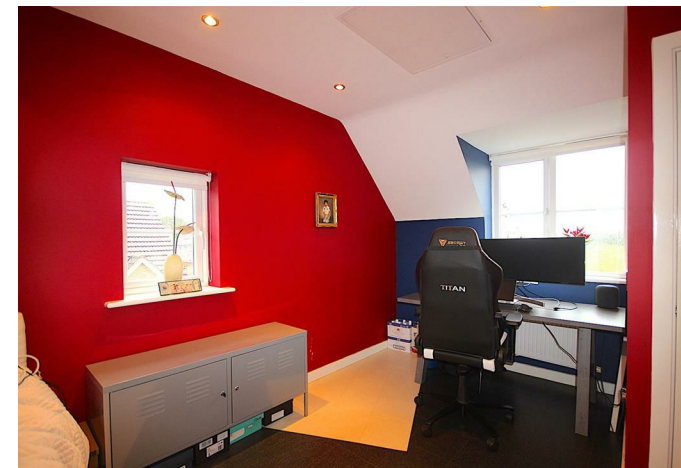
If you have a house to sell then we would love to provide you with a free no obligation valuation.











t: 01163665666

e: lfe@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



