



Darien Way, Thorpe Astley

Leicester, Leicestershire, LE3 3TT

£850 PCM



NEWTON FALLOWELL 

NEWTON FALLOWELL PRESENTS A THREE BEDROOM END TERRACE PROPERTY LOCATED IN THORPE ASTLEY, LE3.

Ideally located for easy access to the M1/M69, Leicester City Centre and Fosse Park and Meridan Leisure, the layout includes an entrance hall, living room and a full width kitchen diner, with the first floor offering three bedrooms and bathroom. Outside there is a driveway providing off road parking leading to a garage with a pitched roof and an up and over door with a mainly laid to lawn garden to the rear. Benefiting from gas central heating and double glazing.

Offered on an unfurnished basis to include a gas hob/electric oven.

Available now.

Accommodation

The accommodation is entered under a tiled canopy with a front entrance door opening into the;

Entrance Hall

Presented with carpet flooring, there is a door to the lounge and door to the downstairs wc.

Ground Floor WC

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

Lounge

14'1" x 15'1" (4.29m x 4.60m)

Presented with wood effect laminate flooring, the principal living space is positioned around a feature fireplace. With staircase rising to the first floor, TV point, two central heating radiator, ceiling coving, socket with USB points and window to the front elevation. Double doors open to provide access into the kitchen diner.

Kitchen Diner

8'7" x 15'1" (2.62m x 4.60m)

Affording space for table and chairs, the full width kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled surrounds. Features include a built in 'AEG' oven with 'Neff' hob over and extractor hood above, one and a half bowl sink and drainer unit with mixer tap over, plumbing for washing machine, space for fridge freezer and wall mounted central heating 'Ideal' boiler. With tiled flooring, central heating radiator, window to the rear elevation, side access door and sliding patio doors leading to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with hatch to the loft space, built in cupboard and wall mounted 'Fujitsu' air conditioner unit.

Bedroom One

8'6" x 11'5" (2.59m x 3.48m)

A double room enjoying the use of built in wardrobes, with carpet flooring, socket with USB ports, central heating radiator, neutral decor and access to it's own en-suite.

En-suite

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiling. With an obscure window to the front elevation.

Bedroom Two

7'10" x 8'5" (2.39m x 2.57m)

With a window to the rear elevation, wood effect laminate flooring, socket with USB port, neutral decor and central heating radiator.

Bedroom Three

7'10" x 6'5" (2.39m x 1.96m)

With a window to the rear elevation, carpet flooring, neutral decor and central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with tiled surrounds. Offering a central heating radiator and extractor fan.

Outside

The plot offers a tarmac driveway to the front leading to garage with a lawn area to the side. There is also the potential for the front lawn to be converted into further parking. Gated access leads to a mainly laid to lawn garden with fencing to boundaries and a patio area adjacent to the accommodation ideal for outdoor entertaining.

Garage

16'7" x 8'7" (5.05m x 2.62m)

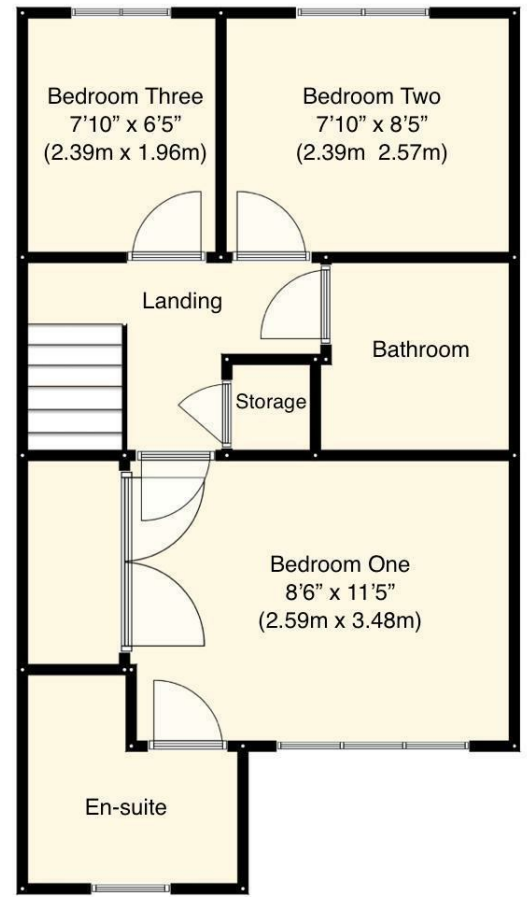
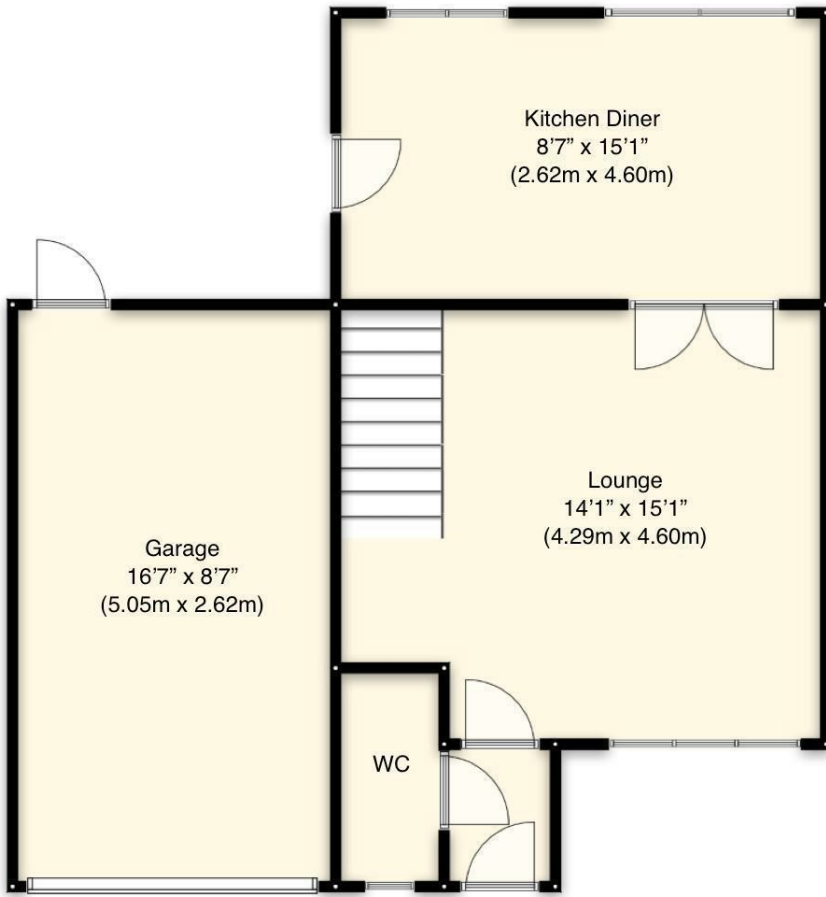
With light, power and up and over door.

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 third exit at the roundabout onto Darien Way.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel:)
- Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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