



**Field Close, Thorpe Astley**  
Leicester, Leicestershire, LE3 3SB

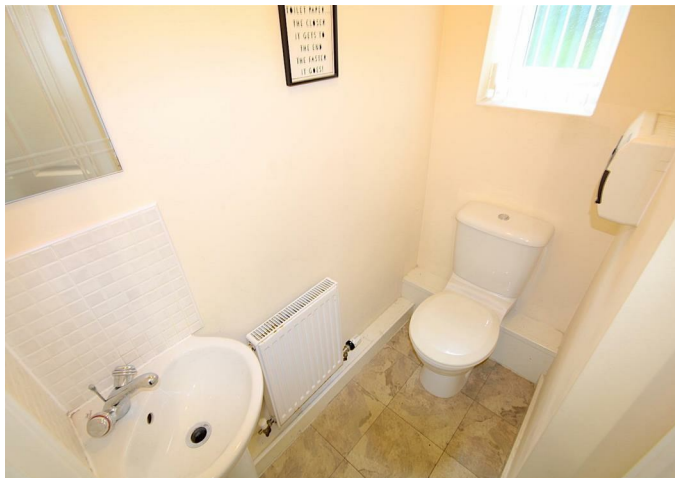


**Field Close, Thorpe Astley**  
**Leicester, Leicestershire, LE3 3SB**  
**Asking Price £239,950**

Boasting a conservatory to the rear perfect for growing families and offered to the market with no upward chain, this well presented three bedroom detached home occupies a tucked away position along a private road and must be viewed in person to be fully the accommodation on offer. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, downstairs WC, living room, kitchen diner and conservatory. Upstairs you will find three bedrooms and a family bathroom. Not overlooked from the front, the plot offers a driveway leading to a single garage with a low maintenance garden to the rear. The property is situated within close proximity to amenities (Fosse Park Shopping & Meridian Leisure Park) and has easy access to the M69 and M1 and therefore a viewing comes highly recommended to avoid disappointment.

Link to EPC:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0993-0200-8809-2422-1714>



### Accommodation

Front entrance door opens into the;

### Entrance Hall

There is a staircase rising to the first floor landing, radiator and a door to the;

### Downstairs WC

Fitted with a two piece suite comprising a low level WC and wash hand basin with tiled splashbacks. Having a radiator and an obscure front elevation window.

### Lounge

13'10" x 12'2" (4.22m x 3.71m)

Centred around a feature fireplace with the surround, the lounge offers a front elevation window, radiator and a door to the;

### Kitchen Diner

9'8" x 15'3" (2.95m x 4.65m)

The kitchen diner is fitted with a range of modern wall mounted and base units with complementary roll edge work surfaces over, ceramic tiled flooring and tiled surrounds. Features include an inset one and a half bowl with drainer and mixer tap, integrated oven with four ring gas hob over and extractor hood above, space for a fridge freezer and space for a dishwasher. There is plenty of space for a table perfect for formal dining, useful understairs cupboard, radiator and double doors opening into the;

### Conservatory

8'9" x 16'7" (2.67m x 5.05m)

The conservatory is a great addition to the accommodation providing prospective purchasers with a wealth of space perfect for entertaining. Presented with tiled flooring, there is a door to the garage and double doors which open out into the garden.

### First Floor Landing

Stairs rise to the first floor landing which gives access to three bedrooms and family bathroom, having carpet flooring and a built in airing cupboard.

### Bedroom One

10'8" into doorway x 15'4" (3.25m into doorway x 4.67m)

Being the full width of the accommodation, this double room offers two front elevation windows, carpet flooring, built in wardrobes and a radiator.

### Bedroom Two

8'7" x 9'7" (2.62m x 2.92m)

A second double room offering a rear elevation window and radiator.

### Bedroom Three

8'7" x 5'10" (2.62m x 1.78m)

With a rear elevation window and radiator.

### Bathroom

Fitted with a three piece suite comprising a panelled bath, low level WC and pedestal wash hand basin with ceramic tiled surrounds. Having a radiator and an obscure side elevation window.

### Outside

Occupying a tucked away position along a 'private road', the plot offers a sheltered tarmac driveway providing off road parking and leading to a single garage with an up and over door, power and lighting. To the rear is a fully enclosed low maintenance rear garden with fencing to the perimeter.

### 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. Turn right onto Stackyard Close and then turn right onto Field Close where the property can be found.





Tenure

The tenure is freehold with vacant possession upon completion.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555) - Council Tax Band C (As of 20th November 2016).

Viewing Arrangements

Viewings are strictly by appointment only. Please contact Zak, Emma, Tom or Liam on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.

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 right to use the information provided for marketing purposes only.

Think  
If you  
you w

Energy Efficiency Rating	
Current	Potential
	90
77	90

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	81
80	81

England & Wales EU Directive 2002/91/EC

provide



