



READINGS

www.readingspropertygroup.com



Impey Close

Thorpe Astley, Leicester, LE3 3SW

£315,000



3



2



1



C

Impey Close

Thorpe Astley, Leicester, LE3 3SW

Built by the well-regarded builder, Persimmon Homes in the year 2000, this spacious three-bedroom detached family home sits on a generously sized plot with plenty of parking and a beautifully landscaped rear garden featuring a fantastic summerhouse.

Inside, you'll find a roomy hallway, a convenient downstairs WC, well-sized lounge with a bay window and a dining kitchen with ample storage along with a separate utility room.

Upstairs, there are two double bedrooms – the master with an ensuite shower room – a single bedroom and a family bathroom. As mentioned earlier, the property includes a driveway, a single garage and a lovely rear garden that offers privacy with no overlooking from the back.

The home also benefits from a modern boiler, uPVC double-glazed windows and is in great decorative condition throughout. Early viewing is recommended to make sure you don't miss out on this wonderful property!

Property Information

Tenure: Freehold

Local Authority: Blaby district council

Council Tax Band: D

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

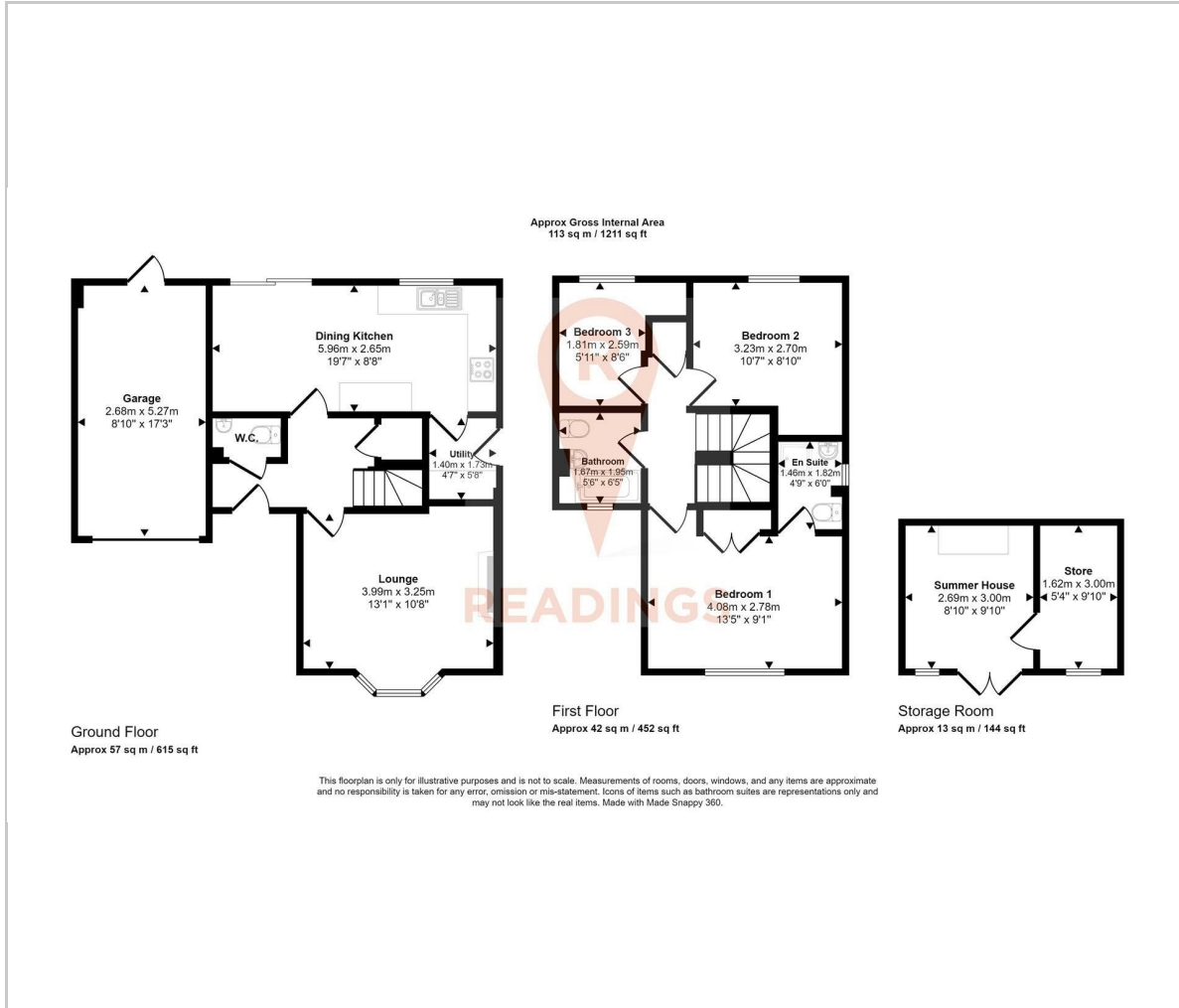
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



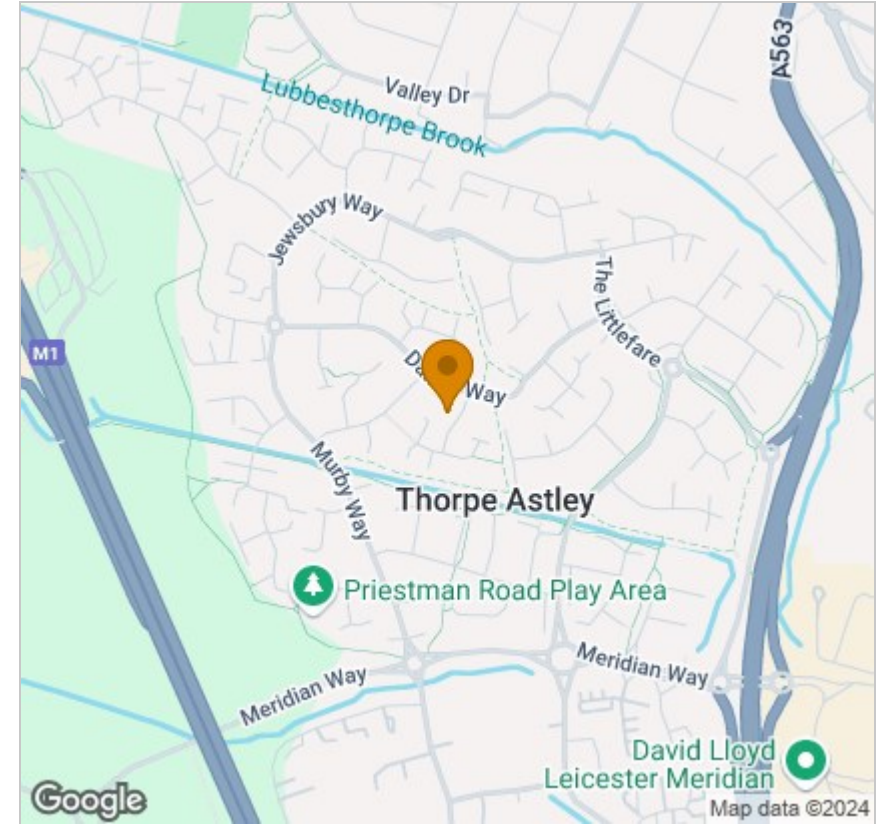
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

