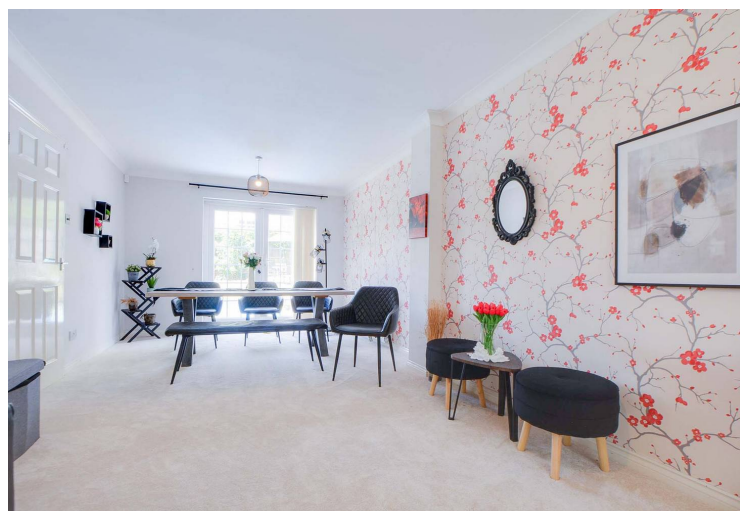




Foxon Way, Thorpe Astley

In Excess of £315,000

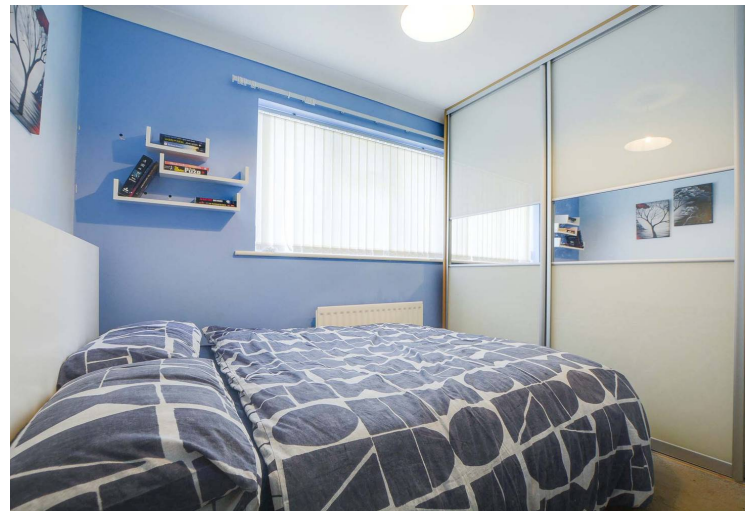
Located within Thorpe Astley is this MODERN BUILT detached family home providing versatile accommodation. Accommodation includes THREE BEDROOMS including principal bedroom with en-suite.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Via a double glazed door, with wood effect floor, stairs to first floor, radiator.

Ground Floor WC

With double glazed window to the front elevation, low-level WC, wash hand basin with storage below, part tiled walls, wood effect floor, radiator.

Through Lounge Diner 23' 5" x 10' 9" (7.14m x 3.27m)

With double glazed window to the front elevation, double glazed French doors to the rear garden, ceiling coving, TV point, two radiators.

Kitchen 15' 4" x 9' 9" (4.67m x 2.97m)

With double glazed window to the rear elevation, double glazed door to the rear garden, wood effect floor, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, part tiled walls, gas cooker point, extractor hood, glazed splash back, plumbing for washing machine, space for tall freestanding fridge freezer, door to garage.



First Floor Landing

With ceiling coving, built-in cupboard, loft access.

Bedroom One 16' 1" x 9' 3" (4.90m x 2.82m)

With double glazed window to the front elevation, built-in sliding door wardrobes, radiator.

En-Suite 5' 8" x 9' 3" (1.72m x 2.82m)

With double glazed window to the side elevation, shower cubicle, low-level WC, wash hand basin with storage below, tiled walls, chrome ladder towel rail/radiator.

Bedroom Two 9' 7" x 9' 1" (2.93m x 2.78m)

With double glazed window to the rear elevation, built-in sliding door wardrobes, radiator.

Bedroom Three 11' 4" x 7' 8" (3.45m x 2.33m)

With double glazed window to the front elevation, radiator.

Bathroom 5' 6" x 7' 3" (1.68m x 2.20m)

With double glazed window to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin with storage below, tiled walls, chrome ladder towel rail/radiator.

Front Garden

Low maintenance frontage with shrubs.

Rear Garden

With paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter.

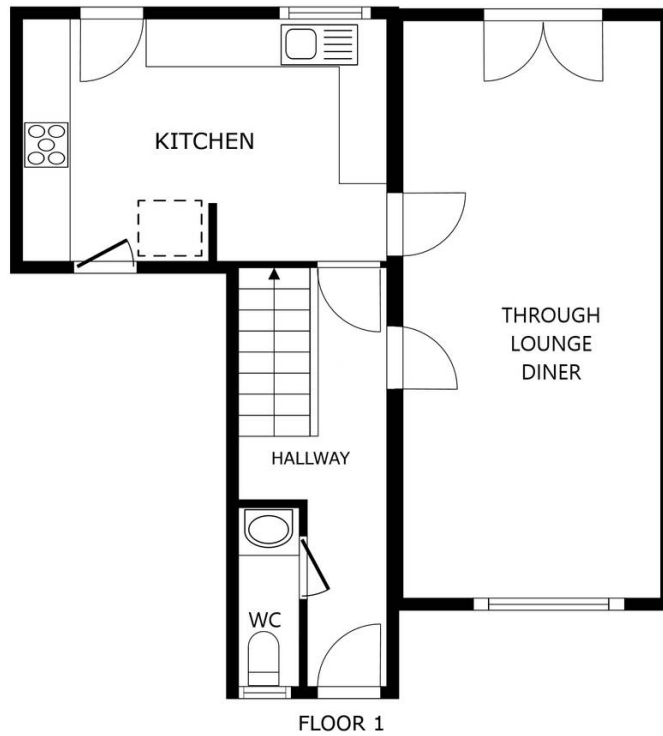
Driveway

1 Vehicle

Garage

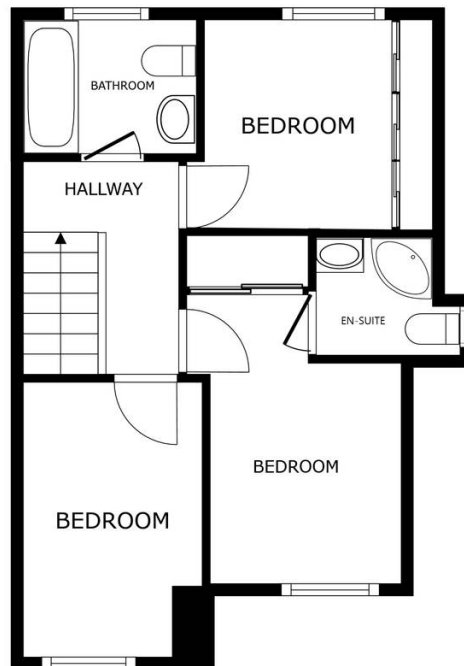
With up and over door to the front elevation.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.