



Thistley Close, Thorpe Astley, LE3



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£270,000



Key Features

- Three Bedrooms
- Three Storey Semi Detached Home
- Downstairs WC
- Full Length Lounge Diner
- Master With En-suite Shower Room
- Cul De Sac Location
- EPC rating C
- Freehold





MODERN FAMILY HOME - Enjoying a cul de sac position, this three storey three bedroom semi detached home is situated within close proximity to local amenities (Fosse Park Shopping & Meridian Leisure Park) and offers quick access to M69 and the M1, perfect for growing families and must be viewed in person to fully appreciated. The double glazed and gas centrally heated layout offers an entrance hall, downstairs WC and bedroom/study. The first floor offers full length lounge diner and kitchen, whilst to the second floor is the master bedroom with en-suite shower room, further double bedroom and family bathroom. Outside there is a rear garden, driveway and integral garage. EPC C.



Accommodation

Front entrance door opens into the:

Entrance Hallway & WC

Presented with neutral decor, the entrance hallway offers a staircase rising to the first floor, central heating radiator and a door to the guest WC fitted with a two piece suite comprising a low level WC and wash hand basin.

Bedroom/Study

Offering French doors opening out into the rear garden, there is a central heating radiator and carpet flooring. This room would make a fantastic bedroom, home office or playroom.

Garage

With light, power, up and over door to the front and access to the garden. There is the potential for the garage to be converted into further living/bedroom space subject to necessary consent.

First Floor Landing

The landing provides access to all of the first floor accommodation with a staircase then giving access to

the second floor. There is also a central heating radiator and window overlooking the front elevation.

Lounge Diner

Being the full length of the accommodation, the primary living space affords space for both comfortable sitting and formal dining. With double doors to the front, rear elevation window, contemporary feature wall, two central heating radiators and laminate flooring.

Kitchen

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an integrated oven with hob over and extractor hood above, inset one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, concealed central heating boiler and fridge freezer. With a window to the rear elevation.

Second Floor Landing

The landing offers a window to the side elevation, built in airing cupboard, loft access and doors to two double bedrooms and family bathroom.

Master Bedroom

Featuring a set of built in wardrobes, the master bedroom offers a window to the front elevation, carpet flooring, central heating radiator and access to it's own en-suite.

En-suite Shower Room

Re-fitted in 2023 with a two piece suite comprising an enclosed shower cubicle and wash basin, complemented with tiled surrounds. Having a central heating radiator and obscure window to the front.

Bedroom Two

A second double room offering a window to the rear elevation, central heating radiator and carpet flooring.

Family Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low level WC, all complemented with tiled surrounds. Having an obscure







rear elevation window and central heating radiator.

Outside

The plot offers a driveway to the front giving access to the integral garage, with a garden to the rear featuring both decked and lawn areas, with a variety of shrubbery and fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangement

Viewings are strictly by appointment only.

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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). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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