



Jewsbury Way, Thorpe Astley, LE3

 4  2  2

£397,500



Key Features

- Four Bedroom Detached Family Home
- Master Bedroom With Re-fitted En-suite Shower Room
- Replaced Central Heating Boiler (2024)
- Landscaped Garden to Rear With Synthetic Lawn
- Set Back Position With Driveway & Garage
- Popular Residential Location
- EPC rating TBC





DREAM FAMILY HOME! - Occupying a set back position from the road, walk in and be surprised by this well proportioned and much improved four bedroom detached home perfect for growing families in search of more space. Benefiting from a replaced central heating boiler (Fitted 2024), upgraded hot water tank (2024), replaced double glazed windows and re-fitted carpets throughout and updated internal doors, the layout includes an entrance hall, ground floor WC, two reception rooms, breakfast kitchen and utility room. The first floor offers four bedrooms bedrooms (the principal bedroom with a contemporary en-suite shower room) and a family bathroom. Situated in a popular development ideally located for access to major road links and Fosse Park Shopping, the plot features a driveway, single garage with electric door and a low maintenance landscaped garden to the rear, making for a well rounded family home.

Ground Floor

Entering through a replaced composite front door you'll be greeted by an entrance hall providing a W.C. and a useful storage cupboard. The primary reception room is positioned around a feature fireplace and enjoys an abundance of natural light provided by a walk in bay window to the front elevation. Open access leads through to the dining area with patio doors opening out into the rear garden. The breakfast kitchen is fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, four ring gas hob and hood and space for appliances. A door leads through to the utility room providing further storage and space for appliances.

First Floor

Moving upstairs the property features four well proportioned bedrooms to choose from, the principal

bedroom enjoying the use of a modern shower room re-fitted with a three piece suite comprising a shower enclosure, wash hand basin and WC, with complementary part tiled surrounds, heated towel rail and an illuminated mirror. Completing the first floor is the stylish family bathroom comprising a bath, wash hand basin and WC, with part tiled surrounds, traditional style radiator and illuminated mirror.

Outside

The accommodation is set back from the road and is accessed via a driveway shared by neighbouring properties. The front offers parking with access to the garage boasting light, power and an electric door. A solid metal gate to the side leads to a landscaped garden arranged for low maintenance with a synthetic lawn and paved areas ideal for outdoor sitting and entertaining. There is also fencing to boundaries and outside lighting.

Tenure & Council Tax

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

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

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.

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 (width x length), floorplans 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 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 copyright.

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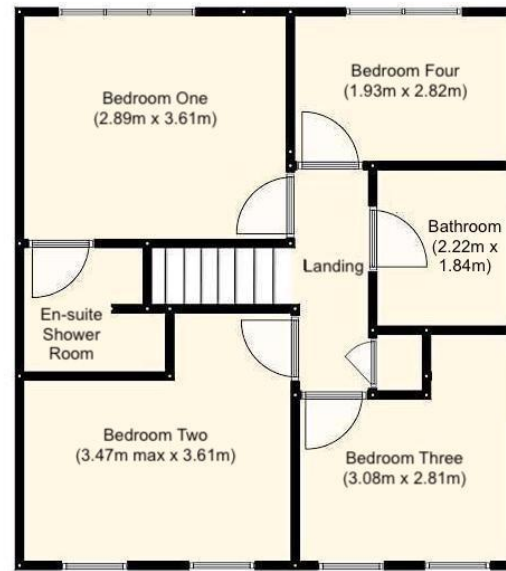


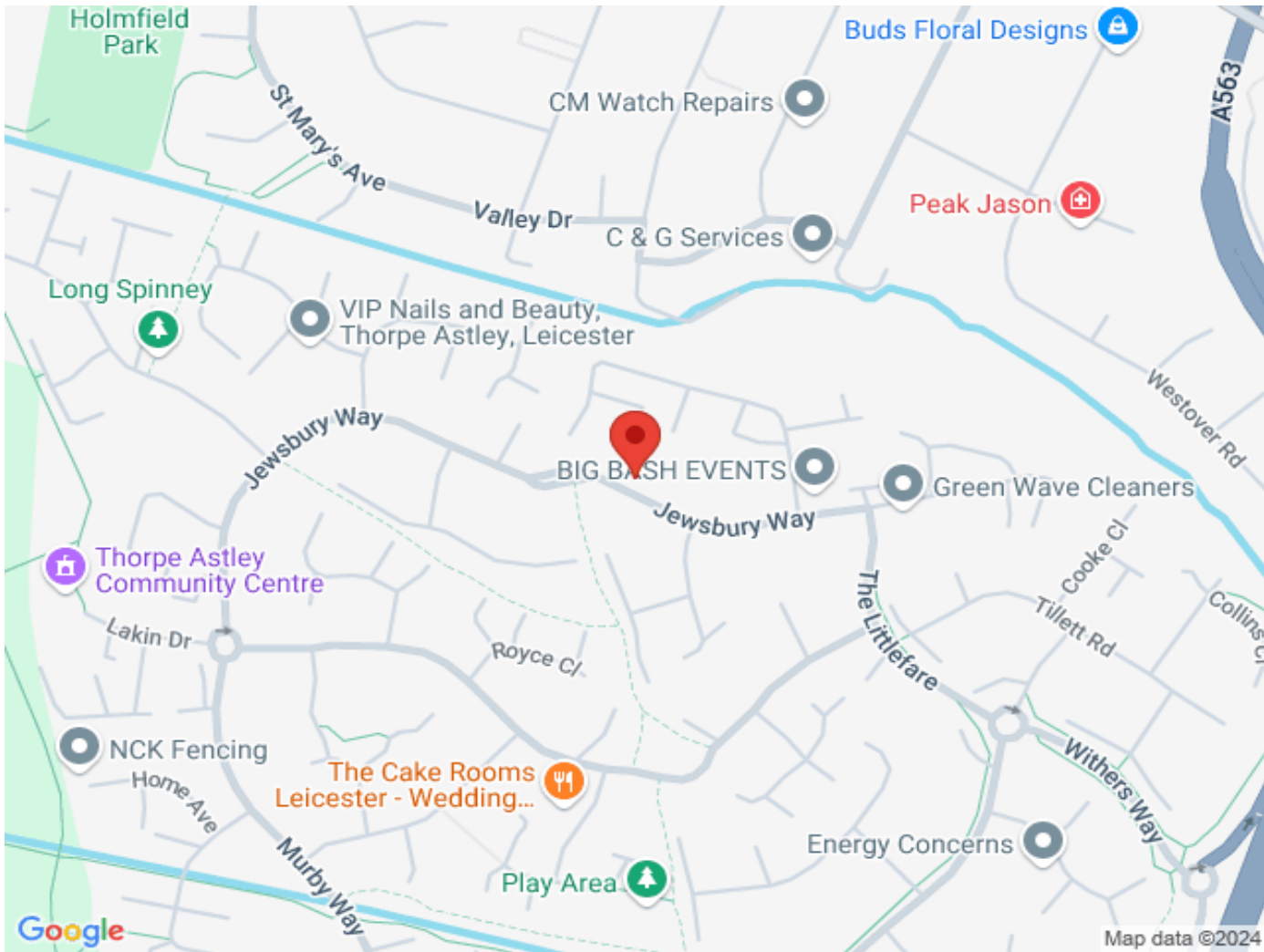
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