



Darien Way, Thorpe Astley, LE3



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Guide price £300,000



## Key Features

- Four Bedroom Semi Detached Home
- Family Friendly Location
- Modern Fitted Kitchen Diner
- Gas Central Heating & Double Glazing
- Ground Floor WC
- Conveniently Positioned For Access to Motorway & Fosse Park
- EPC rating C







DREAM FAMILY HOME! - Perfect for growing families in search of a well proportioned home, fall in love with this four bedroom semi detached property situated within close proximity to local amenities (Fosse Park Shopping & Meridian Leisure Park) and offering quick access to M69 and the M1. Somewhat larger than the exterior would suggest, the double glazed and gas centrally heated layout offers an entrance hall, downstairs WC, reception room and modern kitchen diner. The first floor offers three practical bedrooms and a contemporary bathroom, whilst to the second floor is the main bedroom with velux window and storage in the eaves. Occupying a desirable position, there is ample parking to the front with access to an integral storage room, with a split level garden at the rear. An immediate viewing comes highly recommended.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance lobby with a staircase rising to the first floor and access to the ground floor WC. The reception room is positioned around a feature fireplace and is presented with oak flooring. Sliding doors allow access to the rear garden. At the heart of the home is the kitchen-diner, perfect for family mealtimes or entertaining guests. It features a modern range of base and wall-mounted units, an integrated gas hob with electric oven and extractor fan, a sink and drainer with mixer tap, integrated fridge and freezer and plumbing for a washing machine. A vertical radiator adds a modern touch, while a double-glazed window to the rear elevation provides natural light.

### First Floor & Second Floor

Moving upstairs, a larger than normal landing gives access to three bedrooms and the family bathroom fitted with a modern three piece suite comprising of bath with shower over and glass screen, low flush w.c,

wash hand basin, heated towel rail and tiled flooring. A further staircase rises to the main bedroom flooded with an abundance of natural light provided by a velux window. There is also useful storage in the eaves.

### Outside

Situated in a sought-after, family-friendly location, the front of the property features a driveway offering off-road parking and access to an integral storage room, complete with an up-and-over door, lighting, and power supply. The front garden is mainly laid to lawn and includes a raised decking area and a shed, ideal for outdoor seating and entertaining.

### 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 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

"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."

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.



## Free Property Valuations

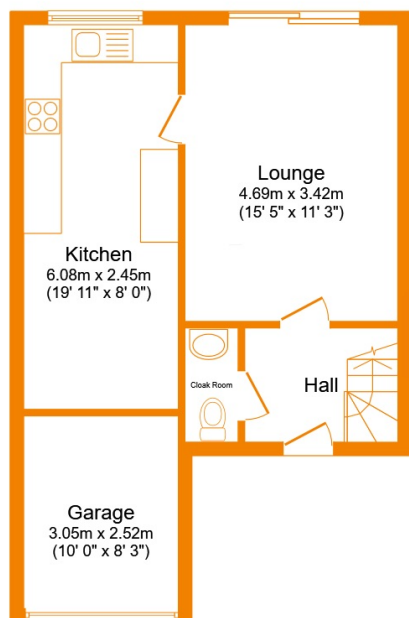
If you have a house to sell then we would love to provide you with a free no obligation valuation.



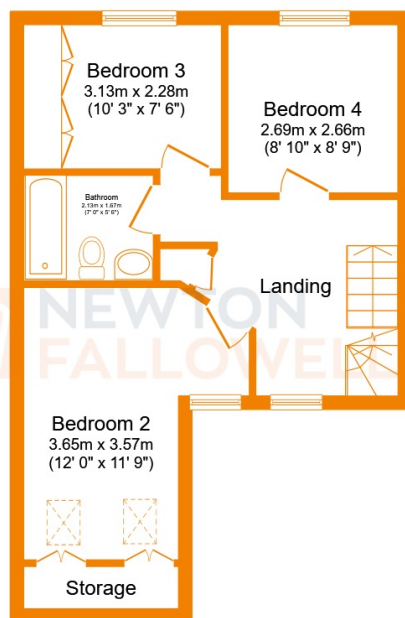




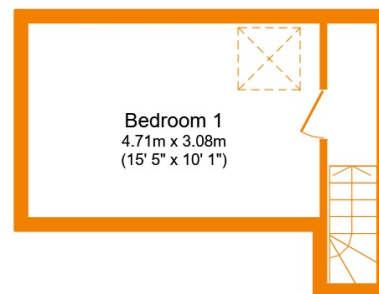




Ground Floor



First Floor



Second Floor

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