



Darien Way, Thorpe Astley, LE3

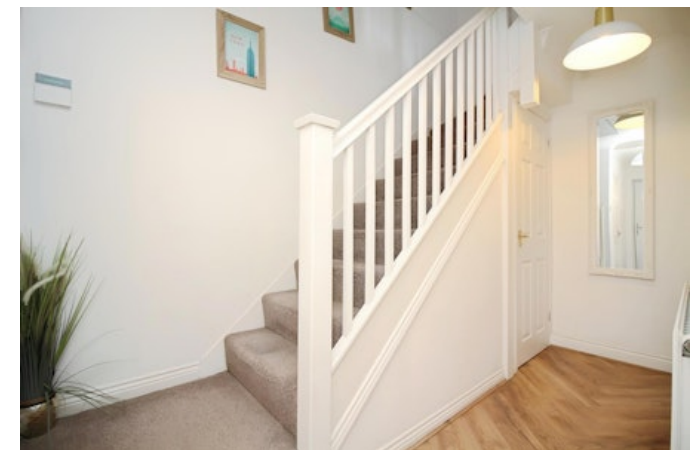
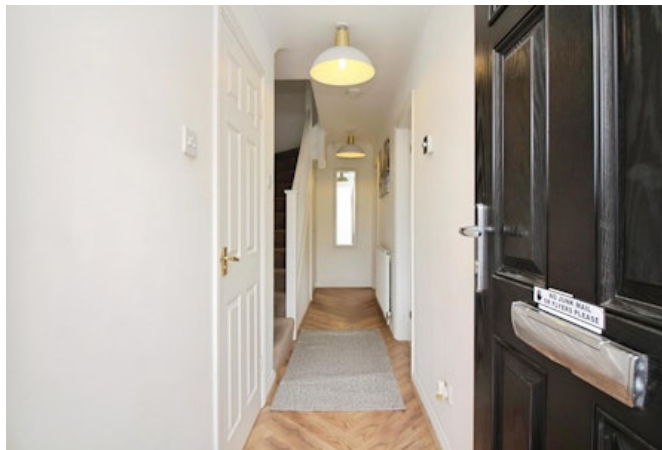
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Offers over £325,000



Key Features

- Three Bedrooms
- Detached Family Home
- Desirable Position Set Back
Position From Road
- Modernised Open Plan Kitchen
Diner
- Main Bedroom With Re-fitted En-
suite Shower Room
- Driveway For Two Cars & Garage
- EPC rating D





DREAM FAMILY HOME! - Occupying a desirable set back position along a driveway shared with just three other properties, walk in and be surprised by this well proportioned and much improved three bedroom detached home perfect for growing families in search of more space. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, ground floor WC, lounge, modernised open plan kitchen diner with island and utility room. The first floor offers three bedrooms (the principal bedroom with a contemporary fitted 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 for two cars, single garage with electric door and a lawned garden to the rear, making for a well rounded family home.

Ground Floor

Upon entering the property, you are welcomed into an entrance hall, presented with wood-effect flooring and featuring a staircase rising to the first floor. Doors provide access to the majority of the ground floor accommodation, including a convenient guest WC. The main reception room is finished with carpet flooring and enjoys an abundance of natural light via a window to the front, creating a warm and comfortable living space. A true highlight of the home is the open-plan kitchen diner, created and modernised by the current owners. Fitted with a range of contemporary wall and base units, complementary work surfaces, a built-in oven, four-ring hob with extractor hood, sink and drainer with mixer tap, and integrated fridge freezer and dishwasher. A central breakfast island adds both functionality and style, while the dining area provides ample space for a table and chairs. French doors open out onto the garden, perfect for entertaining. Completing the ground floor is a utility.

First Floor

Moving upstairs the property features three well

proportioned bedrooms to choose from, the principal bedroom enjoying the use of built in wardrobes and a modern shower room fitted with a three piece suite comprising a shower cubicle with herringbone tiling, wash hand basin and WC, with a heated towel rail. Completing the first floor is the family bathroom comprising a bath, wash hand basin and WC, with part tiled surrounds.

Outside

The accommodation is set back from the road and is accessed via a driveway shared by neighbouring properties. The front offers parking for two cars with access to the garage boasting light, power and an electric door. Gated access to the side leads to a garden featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With a raised lawned and fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. 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



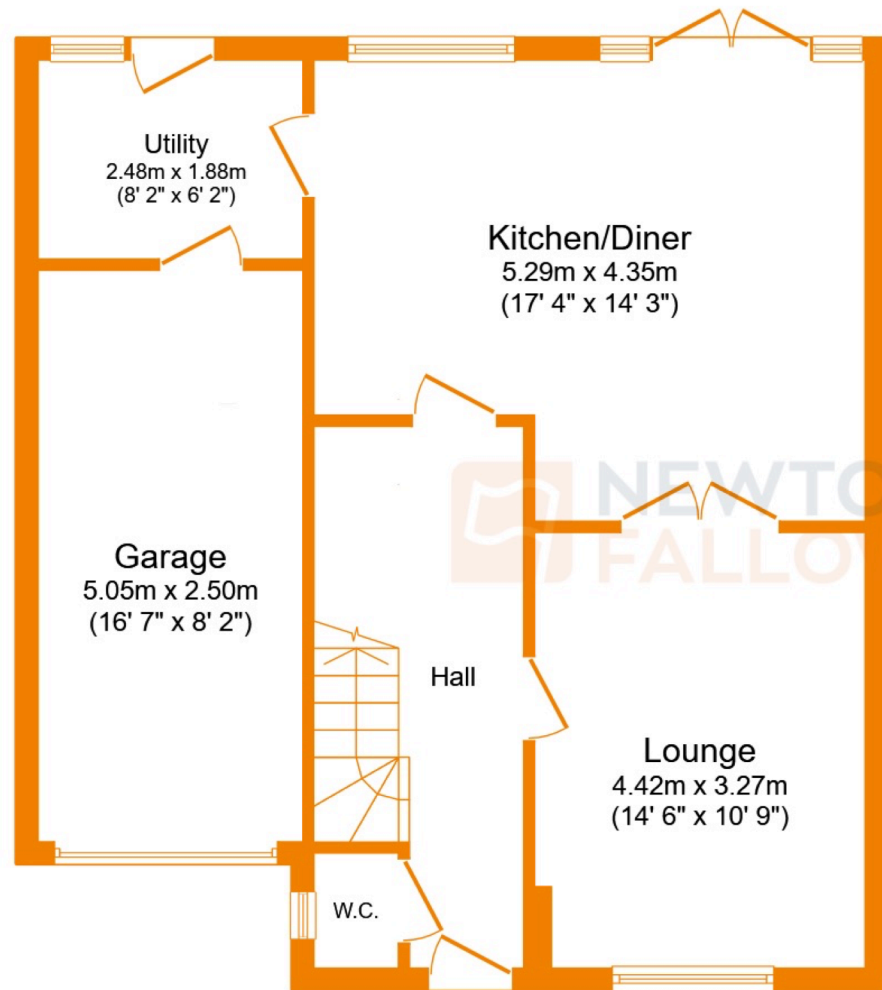
receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

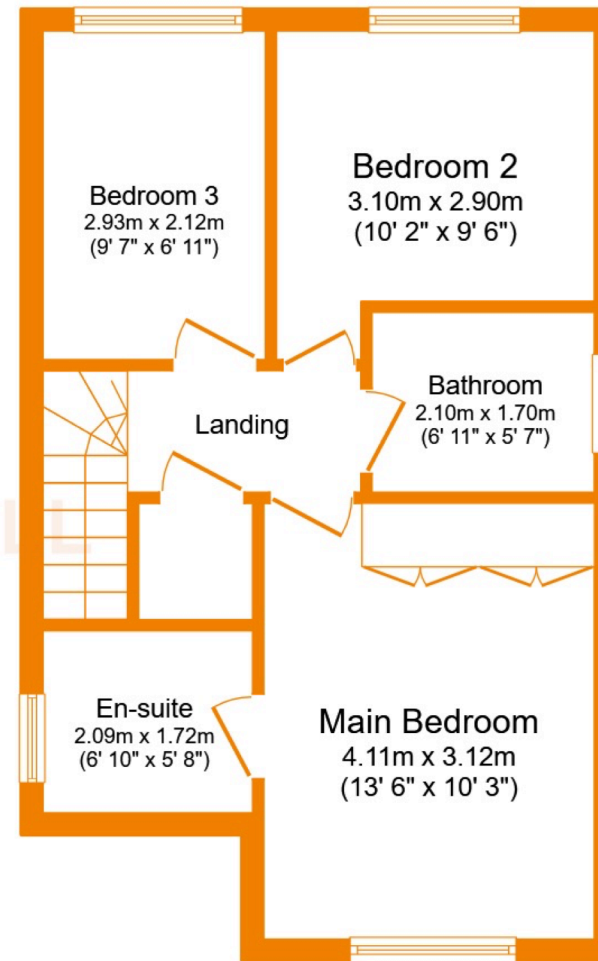
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor



 **NEWTONFALLOWELL**

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