



Goodheart Way, Thorpe Astley, LE3



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£269,950



Key Features

- Three Double Bedrooms
- Three Storey Semi Detached Home
- Full Length Lounge Diner
- Popular Residential Location
- Gas Central Heating & Double Glazing
- Driveway & Integral Garage
- EPC rating TBC
- Freehold





MODERN FAMILY HOME! - Perfect for families or first time buyers, fall in love with this three storey three bedroom semi detached home situated within close proximity to local amenities (Fosse Park Shopping & Meridian Leisure Park) and offering quick access to M69 and the M1. The double glazed and gas centrally heated layout offers an entrance hall, downstairs WC, bedroom/study and internal access to the garage. 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 mainly laid to lawn rear garden and an integral garage.

Welcome to your new home

Upon entering the property, you are welcomed by an entrance hallway featuring a staircase rising to the first floor and access to a convenient ground floor guest WC. From the hallway there is a door leading to a third bedroom, which could alternatively be utilised as a home office. The hallway also provides internal access to the garage, measuring 6.09m x 2.40m, which offers access to both the front and rear of the property and houses the central heating boiler.

Moving upstairs

A light and airy landing provides access to the full-length reception room, which offers ample space for both comfortable seating and formal dining. The room features carpeted flooring and a Juliette balcony, allowing plenty of natural light. The kitchen is fitted with a range of wall and base units with roll-edge work surfaces, a stainless steel sink with drainer, integrated cooker, hob and extractor fan, along with space for additional appliances. A further staircase rises to the second floor.

Ascend to the second floor

The top floor offers two well-proportioned double bedrooms, one of which benefits from a built-in wardrobe and access to its own en-suite, fitted with a

two-piece suite comprising a shower enclosure and wash hand basin. A family bathroom completes this level and is fitted with a three-piece suite comprising a bath, low-level WC and pedestal wash hand basin, with the added benefits of a double-glazed window and radiator.

Outside

The particularly private plot firstly offers a driveway providing off road parking with a gravelled garden and pathway to the front door. The rear garden is mainly laid to lawn and not overlooked from beyond. With a variety of shrubbery and fencing to boundaries.

Location

Thorpe Astley is a popular and well-established residential suburb situated to the south-west of Leicester city centre. The area is particularly well regarded for its family-friendly environment, modern housing developments, and excellent local amenities.

The suburb benefits from a range of nearby shops, supermarkets, cafés, and restaurants, with larger retail and leisure facilities available at Fosse Shopping Park, Meridian Leisure Park, and Narborough Road, all within close proximity. Reputable primary and secondary schools are also easily accessible, making the area attractive to families and professionals alike.

Thorpe Astley offers excellent transport links, with convenient access to the M1, M69, and A563 Leicester Ring Road, providing straightforward connections to Leicester city centre, surrounding towns, and the wider motorway network. Leicester railway station is also within easy reach, offering regular services to London and other major cities.

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.





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Referrals

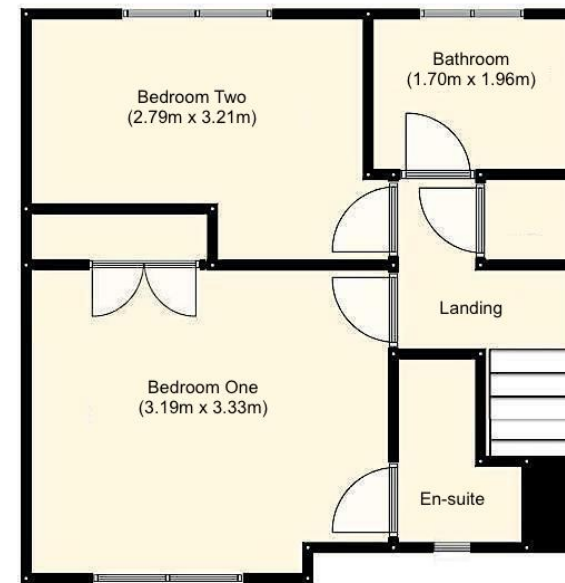
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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.

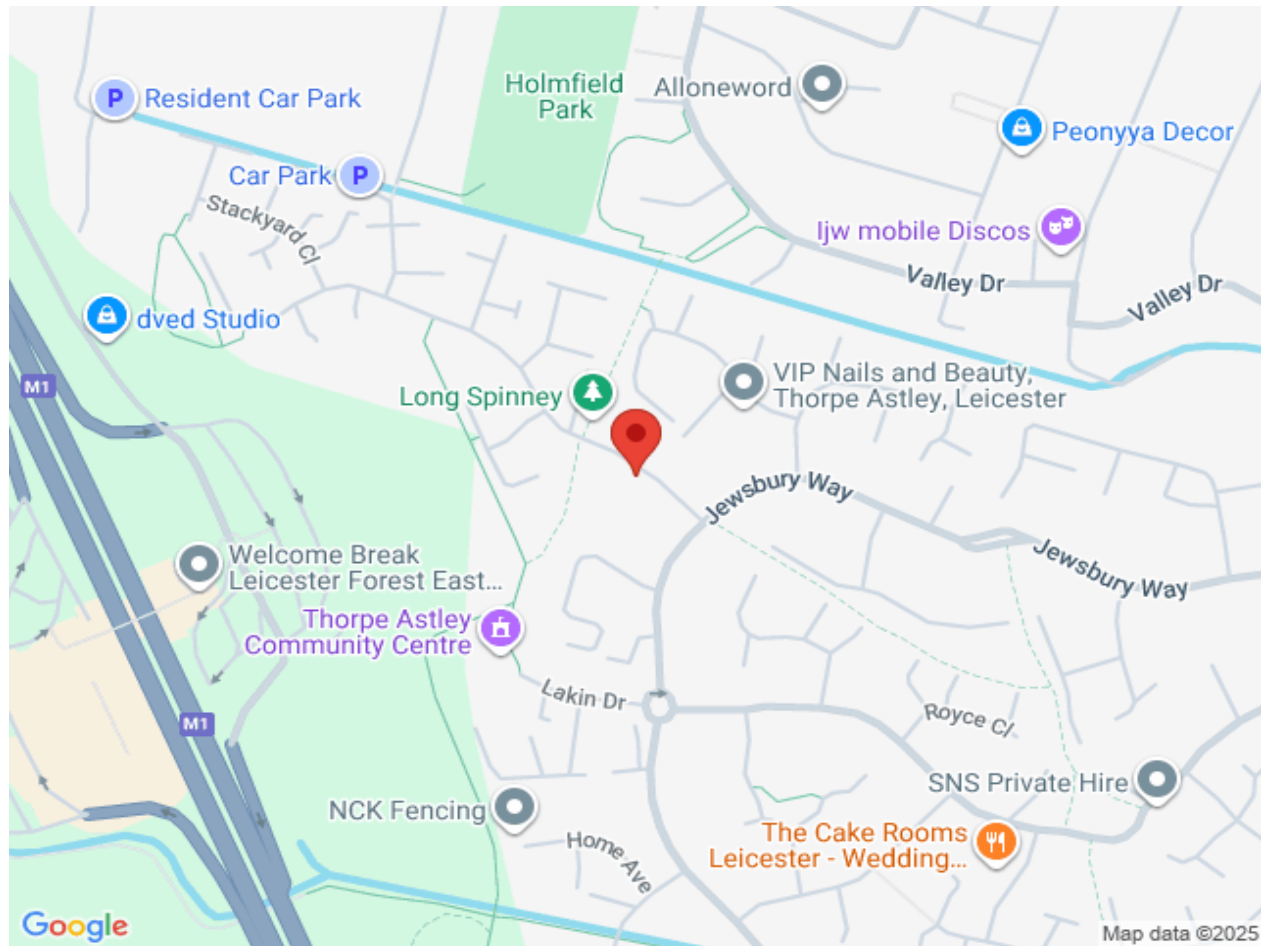
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