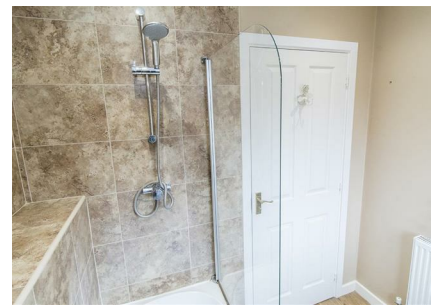


## 21 Home Avenue, Thorpe Astley, LE3 3UR



**£250,000**

Situated in a cul-de-sac on Home Avenue, Thorpe Astley, this charming three-bedroom townhouse offers a delightful blend of comfort and convenience. Spanning three floors, the property provides flexible living spaces that cater to a variety of lifestyles. Upon entering, you are greeted by a welcoming hall that leads to a cloakroom and a versatile third bedroom, which can also serve as a family room. This room features French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. The first floor boasts a well-appointed fitted kitchen, perfect for culinary enthusiasts, alongside a spacious lounge diner. This inviting area is enhanced by a Juliette balcony, allowing natural light to flood the space, making it ideal for both relaxation and entertaining. A family bathroom, complete with a shower over the bath, adds to the practicality of this level. Ascending to the second floor, you will find two generously sized double bedrooms. The master bedroom is particularly impressive, featuring built-in wardrobes and an en-suite shower room, providing a private retreat for relaxation. The outdoor space is equally appealing, with a garden primarily laid to lawn, complemented by a paved patio area, perfect for al fresco dining or enjoying the sunshine. Additionally, the property includes a garage that can be driven through to a parking space located within the garden, as well as a parking space at the front of the house. With countryside walks right on your doorstep, this townhouse is an ideal choice for those seeking a peaceful yet convenient lifestyle in Leicester.

*Service without compromise*

Hall 6'2" x 10'1" (1.88m x 3.07m)



Enter via a composite door where you will find ceramic floor tiles. Radiator. Personal door to garage. Stairs to the first floor.

Cloakroom 5'2" x 3'11" (1.57m x 1.19m)



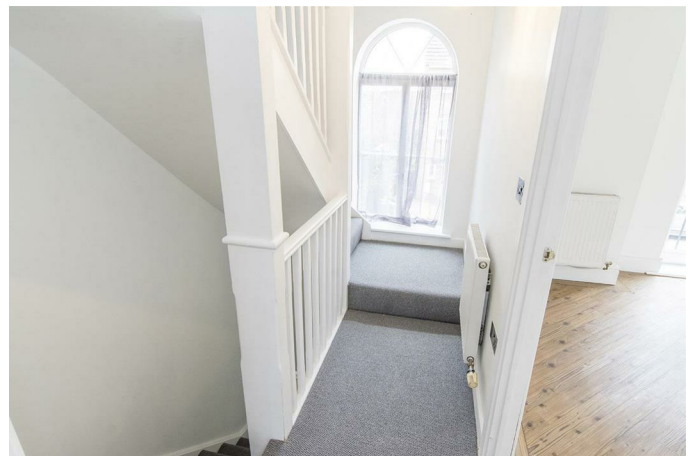
Fitted with a low level WC and wash hand basin. Ceramic floor tiles. Radiator. Opaque window to the side aspect.

Family Room/ Bedroom Three 9' x 8'1" (2.74m x 2.46m)



This flexible room has ceramic floor tiles. Radiator. French doors open into the garden.

First Floor Landing



There is an attractive arch window allowing lots of natural light flood in and a radiator. Stairs rise to the second floor.



Lounge Diner 19'7" x 8'5" (5.97m x 2.57m)



This spacious room has a window to the rear aspect and a Juliette balcony to the front aspect. Oak laminate flooring and two radiators.

Lounge Diner Photo Two



Lounge Photo



Kitchen 9'8" x 9'6" (2.95m x 2.90m)



Fitted with a range of cabinets with complimenting surfaces. Stainless steel bowl and half sink unit with mixer taps. Oven and gas hob with extractor canopy over. Space for a washing machine and fridge freezer. Window to the rear aspect and a radiator.

Kitchen Photo Two



Bedroom One 10'8" x 10'2" (3.25m x 3.10m)

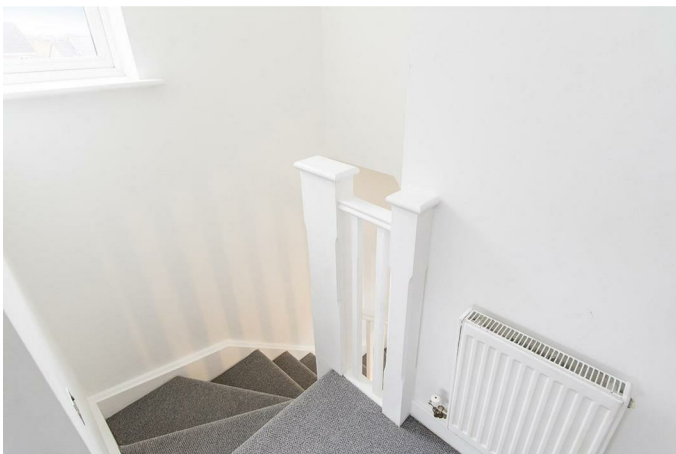


A double bedroom with built in double wardrobes, laminate flooring, a radiator and a window to the front aspect.

Bedroom One Photo Two



Second Floor Landing



The second floor landing area gives way to two bedrooms and a bathroom. there is an airing cupboard housing the hot water system, loft access hatch and a radiator.



En-suite 5'10" x 4'7" (1.78m x 1.40m)



Fitted with a wash hand basin set onto a vanity cupboard and a shower enclosure with ceramic wall tiles. Opaque window to the front aspect and a radiator.

Bedroom Two 9'1" x 10'11" (2.77m x 3.33m)



A double bedroom with a window to the rear aspect and a radiator.

Bedroom Two Photo Two



Bathroom 6'3" x 6'2" (1.91m x 1.88m)



Fitted with a low level WC. Pedestal wash hand basin. Panelled bath with shower and side screen. Laminate flooring. Opaque window to the rear aspect. Radiator.

## Garden



The garden is mainly laid to lawn with a paved patio.

## Garden Photo Two



## Outside & Parking

To the front you will find a drive that provides one parking space and steps lead up to the entrance of the property.

## Rear Aspect photo

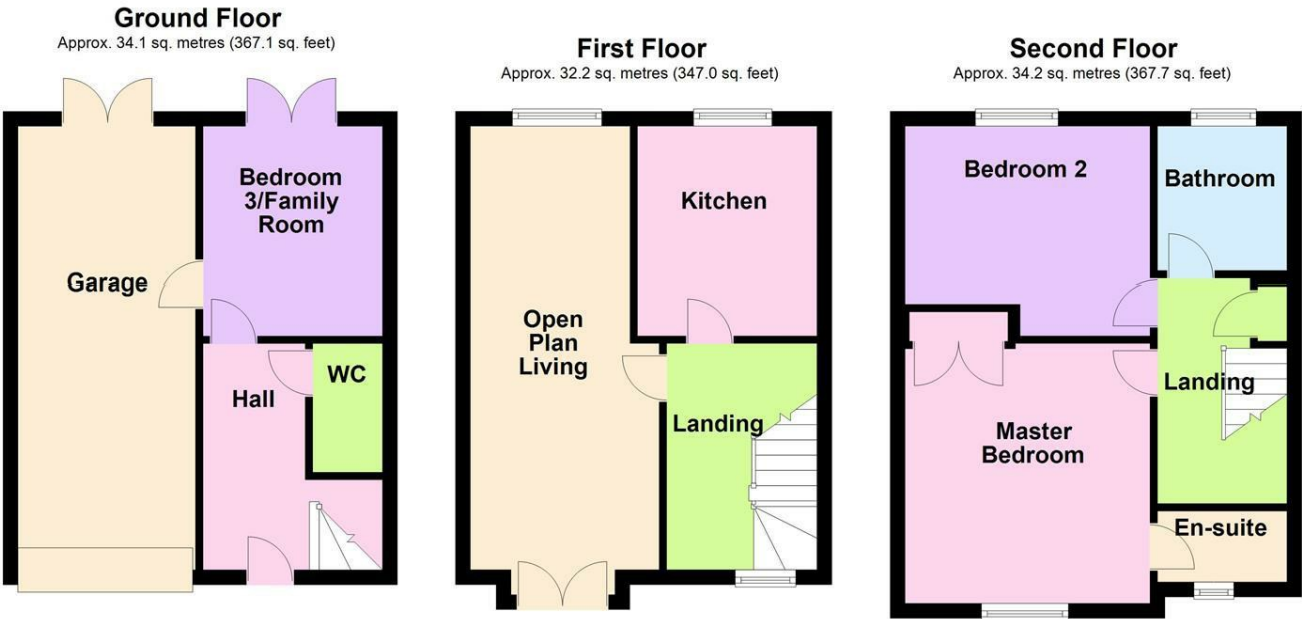


## Garage 19'8" x 7'11" (5.99m x 2.41m)

The garage has a set of double timber doors to the front and a set of gates lead out to the garden where you will find an additional parking space. A personal door also gives direct access to the hall in the main house.

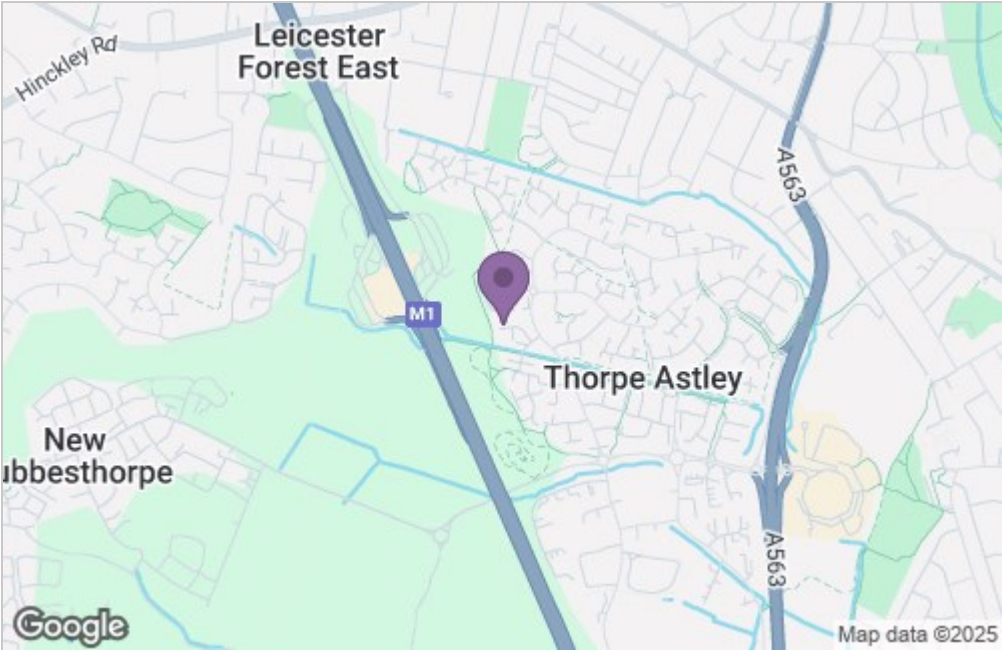


Floor Plan

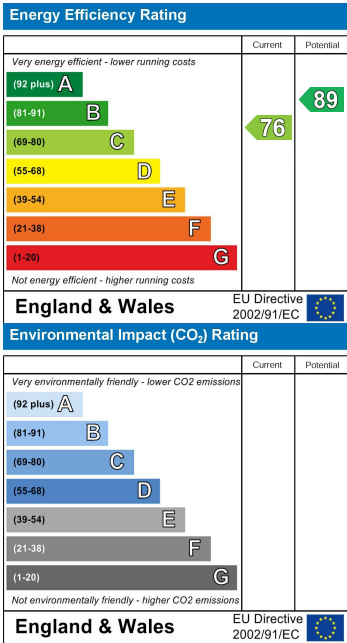


Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise