

FOR SALE

3/4 Bed Detached House in Isobella Road, Thorpe Astley, LE3 3UL

Offers Over £350,000



PROPERTY FEATURES

- Detached Family Home
- Immaculately Presented Throughout
- Multiple Reception Rooms
- Breakfast Kitchen
- Utility/Pantry & Laundry Room
- Three/Four Bedrooms
- En-Suite Shower Room
- Driveway & Landscaped Garden
- Close To Amenities & Schools
- Easy Access To Major Road & Rail Links

FULL DESCRIPTION

SUMMARY

Deceptively spacious, immaculately presented and versatile accommodation offering multiple reception rooms, three/four bedrooms and a handy outbuilding! Located in the popular and highly convenient Thorpe Astley this superb property is well situated for an abundance of amenities, schools and is close by to major road and rail links making it a great family home and perfect for commuters. The accommodation briefly comprises: Entrance hall, lounge, dining room, breakfast kitchen, utility/pantry area, downstairs bedroom or study, laundry room (previously a wet room), main bedroom with en-suite, two further double bedrooms and family bathroom. Outside there is a large block paved driveway, landscaped rear garden and wooden outbuilding.

ENTRANCE HALL

Accessed via a recently fitted double glazed composite front door. Doors off to: Lounge, kitchen, bedroom four/study. Stairs rising to: First floor. LED spotlights. Wooden flooring. Telephone point (WiFi) and radiator.

LOUNGE

15'4" x 10'9" (4.67m x 3.28m) UPVC double glazed bay window to front aspect. Media wall with TV point. Wooden flooring. TV point. Radiator. Double doors through to: Dining room.

DINING ROOM

9'4" x 8'8" (2.84m x 2.64m) UPVC double glazed 'French' doors out to: Rear garden. Feature wall panelling. Laminate flooring. Radiator. Door into: Kitchen.

KITCHEN/BREAKFAST ROOM

10'0" x 8'3" (3.05m x 2.51m) Having a selection of fitted base and wall units with a laminate worktop over, 1 1/2 stainless steel sink and a handy breakfast bar. There is a single fan assisted electric oven, four ring gas hob and extractor over. UPVC double glazed window to rear aspect. Opening through to: Utility/pantry area. Laminate wooden flooring. Radiator.

UTILITY/PANTRY AREA

6'8" x 4'10" (2.03m x 1.47m) Having a selection of fitted base units to include pull out bin and a laminate worktop over. Space for a freestanding fridge/freezer. Double glazed door out to: Rear garden. Laminate wooden flooring. Boiler. Radiator. Door to: WC.

WC

Comprising: Low level WC, compact wash hand basin over a fitted vanity





BEDROOM FOUR/STUDY

11'1" x 9'6" (3.38m x 2.9m) This great bonus room is situated on the ground floor and gives the new owner the flexibility of a study area having bespoke built-in cabinetry or could be used a bedroom with what was formerly a wet room attached. There are UPVC double glazed windows to the front and side aspects. Laminate flooring. Radiator.

LAUNDRY ROOM (FORMERLY WET ROOM)

7'9" x 5'5" (2.36m x 1.65m) Having a selection of fitted base units with a luxury laminate worktop over, single composite sink and large larder cupboard. Space and plumbing for a freestanding washing machine with space for a wall mounted condenser tumble dryer over. LED spotlights. Extractor. Tiled flooring. Radiator.

LANDING

UPVC double glazed window to side aspect on stairwell. Doors off to: Bedrooms and bathroom. Loft hatch access. Airing cupboard. Radiator.

BEDROOM ONE

13'5" x 10'10" (4.09m x 3.3m) UPVC double glazed window to rear aspect. Feature wall panelling. TV point. Radiator. Door to: En-Suite.

ENSUITE

7'1" x 5'10" (2.16m x 1.78m) The re-fitted en-suite shower room comprises: Shower enclosure with feature wall tiling, rainfall shower head and separate shower attachment, sink over a fitted vanity unit and a low-level WC. UPVC double glazed window to rear aspect. Extractor. LED spotlights. Heated towel rail. Tiled flooring.

BEDROOM TWO

12'10" x 10'7" (3.91m x 3.23m) A generous double bedroom with two UPVC double glazed windows to front aspect. Laminate wooden flooring. Radiator.

BEDROOM THREE

9'10" x 9'2" (3m x 2.79m) A good sized double room with UPVC double glazed window to front aspect. Feature wall panelling. Laminate wooden flooring. Radiator.

BATHROOM

7'1" x 6'8" (2.16m x 2.03m) Comprising: Bath with mixer tap, shower attachment over, sink over a fitted vanity unit and a low-level WC. UPVC double glazed window to rear aspect. Extractor. LED spotlights. Feature wall and floor tiling. Chrome heated towel rail.

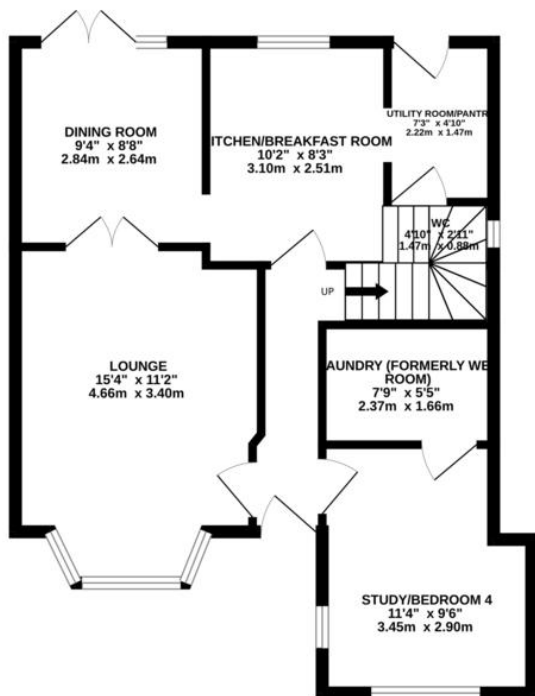
OUTSIDE

The property benefits from a large block paved driveway providing off road parking for multiple vehicles. Pedestrian gated access through to the garden. The rear garden is landscaped creating a low maintenance area to sit and enjoy on the decked patio areas. There are steps leading down to the timber outbuilding benefitting from power and light. This great extra space is an ideal workshop, office or kids den!

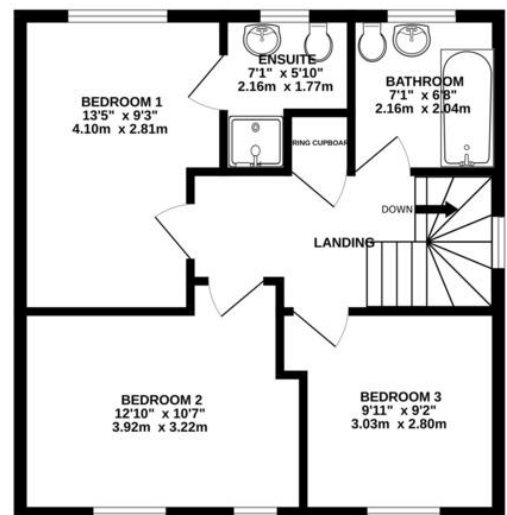




GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

