



64 Darien Way
Thorpe Astley, LE3 3TT
Offers Over £300,000



64 Darien Way

Thorpe Astley, Leicester, LE3 3TT

A fantastic 3 bedroom/2 bathroom detached family home with immaculately presented accommodation. This modern home (built 1999) is recently renovated with modern herringbone flooring throughout the downstairs and bathrooms, all new carpet upstairs, new electric garage door, multiple new windows, new front door, fully integrated modern neutral kitchen and neutral colours throughout - the perfect ready to go fresh blank canvas for a buyer! The property is situated in popular and convenient residential location close to Meredian Leisure, Fosse Park Shopping centre & M1/M69 motorway Junction 21. Full gas central heating, UPVC double glazing, cavity wall insulation. On the ground floor: hall, cloaks/wc, lounge, modern fitted kitchen-diner with a full range of appliances. Upstairs: Landing, 3 good sized bedrooms, en-suite shower room & modern bathroom. Corner plot, 2 car driveway, garage, pleasant private rear walled gardens. Early viewing highly recommended. Freehold. Council tax band C

Entrance Hall

A welcoming entrance hall with new composite double glazed entrance door, UPVC double glazed opaque window to side, hardwearing modern herringbone flooring, radiator, useful understairs storage cupboard.

Cloaks/WC

A useful downstairs wc, UPVC double glazed opaque window, herringbone flooring, radiator, wash hand basin, wc.

Lounge

14'7" x 12'8" (4.46m x 3.88m)

A bright and airy dual aspect living room with two UPVC double glazed windows both with fitted blinds included in sale, one to the front aspect and deep bay window to side, matching herringbone flooring, designer chrome effect upright radiator.

Kitchen-Diner

14'6" x 12'11" (4.42m x 3.95m)

A spacious kitchen diner with a full range of quality appliances. UPVC double glazed window to side with fitted blinds included in sale, UPVC double glazed French doors to rear gardens. The kitchen is fully fitted with a modern quality range of base, drawer and eye level units, ample worktop space with modern "London" style tiled surrounds, white enamel sink unit with mixer taps and a full range of integrated appliances including built-in electric oven, induction hob, integrated dishwasher, fridge/freezer and washing machine. Hardwearing modern herringbone flooring, designer upright radiator, spotlights to ceiling.

1st Floor: Landing

A galleried landing with fitted carpet, access to loft

Bedroom One

11'5" x 11'5" (3.48m x 3.48m)

A good sized double bedroom with UPVC double glazed window to rear with fitted blinds included in sale, fitted carpet, coving, radiator.

En-suite Shower Room

A modern en-suite shower room to the main bedroom. UPVC double glazed opaque window. mainly tiled walls, contemporary white suite comprising of fully tiled shower cubicle with twinhead shower, wash hand basin, wc, herringbone vinyl floor, extractor fan.

Bedroom Two

11'11" x 8'2" (3.65m x 2.51m)

Another double bedroom with UPVC double glazed window to front, fitted carpet, radiator. Airing cupboard housing Glowworm combi boiler, coving to ceiling.

Bedroom Three

7'2" x 6'2" (2.20m x 1.89m)

UPVC double glazed window to front, fitted carpet, radiator.

Bathroom

7'7" x 5'2" (2.32m x 1.60m)

A modern family bathroom with contemporary white suite, UPVC double glazed opaque window, two fully tiled walls, herringbone vinyl floor, radiator and extractor fan. The suite comprises of claw feet bath with twinhead shower over and glass screen, pedestal wash hand basin, wc.

Outside

The property occupies a corner plot of decent proportion for a property of it's age. The front and side gardens are well kept and simply designed for ease of maintenance with gravelled areas and young tree.

To the side of the property is a driveway for two cars in front of a detached brick garage (5.70m x 2.52m) with new electric up-and-over door.

The private rear gardens are also of generous proportions with a walled boundary, Yorkstone paved patio, pond and lawn, well established shrubs and trees.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

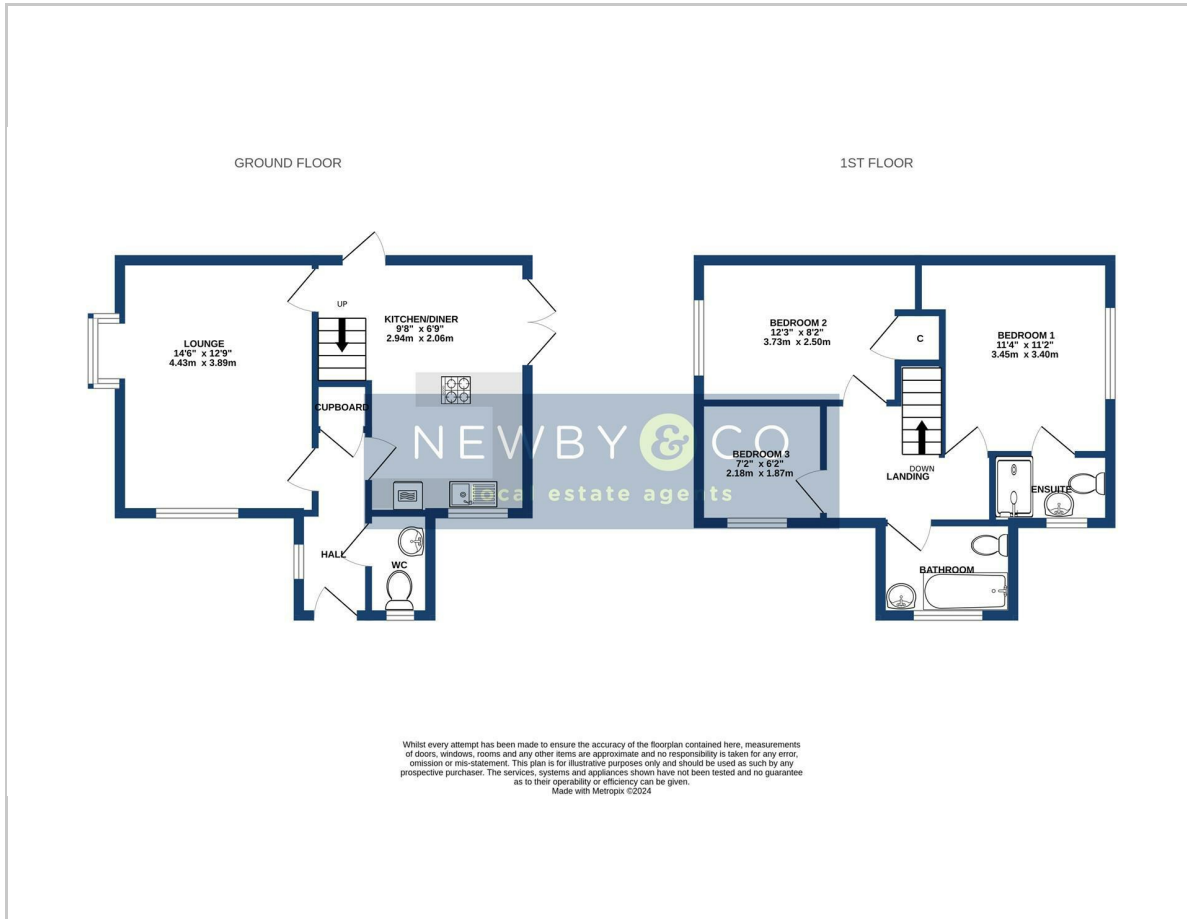
It has a Council Tax Band of C which means a charge of £2096.81 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

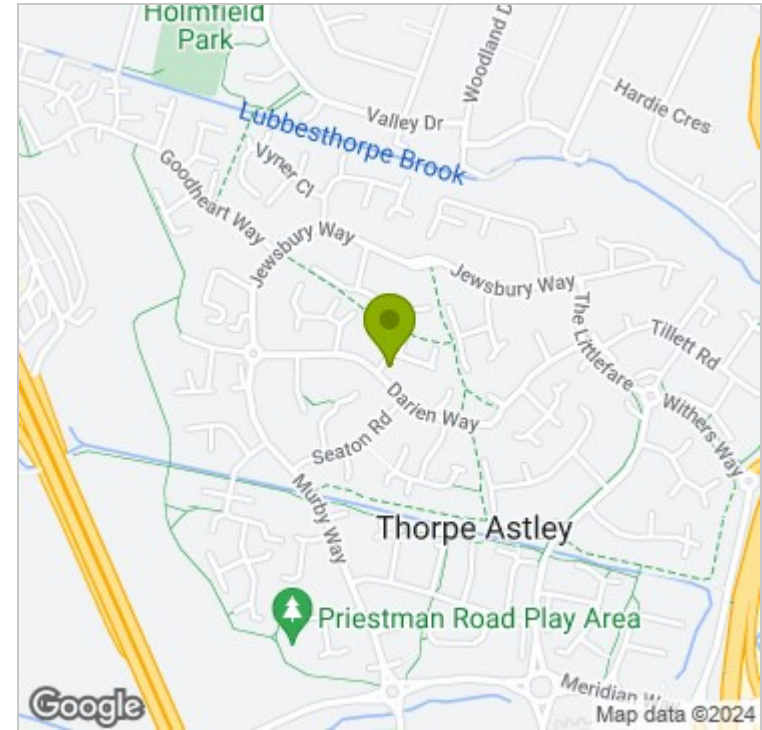


Viewing

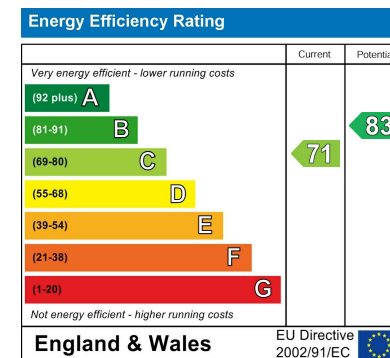
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



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local estate agents