



THE LITTLEFARE | Thorpe Astley

Creightons Estate Agents are pleased to bring to the market this exceptionally presented family home located in the highly desirable location of Thorpe Astley. This property is immaculately presented, having been extensively modernised throughout to provide a home that is move in ready. This four bedroomed detached family home is a must see property.

- Exceptionally presented and extensively upgraded detached family home
- Extended to include a large family room to the rear of the home
- Comfortable lounge area and dining room
- High quality breakfast kitchen with integrated appliances and quartz worktops
- Fully refitted bathroom and en-suite
- Private, established rear garden
- Driveway providing off road parking
- Early viewing highly recommended

LOCATION

Creightons Estate Agents are pleased to launch this well presented four bedroomed detached home on the popular and convenient area of Thorpe Astley. Ideally placed for access to the M1/M69 and Fosse Park shopping Park as well as being well situated for access to Leicester, making this suited to families and professionals alike.







GROUND FLOOR

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GROUND FLOOR

The property is entered by a warm and welcoming hallway with Karndean oak effect flooring, leading on to the lounge and ground floor office. At the front of the property is a cosy lounge with a feature fireplace and access through to the dining room and kitchen. Immediately noticeable is the high quality finish of this property which flows throughout, with immaculate décor and solid oak doors. The large breakfast kitchen has been refitted with shaker style solid units, integrated appliances and premium sink. The quartz worktops are illuminated by feature underlighting which compliments the feature plinth lights and Karndean flooring. Off the kitchen is a utility room with space for a washer and dryer, and a refitted cloakroom. Access to the rear garden is provided via the utility room.

A family dining room leads to the large family room located at the rear of the home. This is a warm and cosy space for entertaining, offering views of the private rear garden. The room is lit by feature downlighting and glazed to 3 sides, offering a great space for use all year around. Double glazed French doors lead to the rear garden and patio area.

FIRST FLOOR

A staircase ascends from the hallway to the landing which has been refitted with oak and glass balustrades. Loft access is provided from the landing.

To the front of the property is primary bedroom, a large suite with space for wardrobes and a king sized bed. This benefits from an en-suite with shower which like all other suites in the property has been extensively refitted, including an overhead rainfall shower.

Bedroom 2 is a well proportioned double offering views over the rear garden, similarly bedroom 3 includes built in wardrobes for additional storage. Bedroom 4 is on the front of the property and is a large double, with additional storage provided within the eaves.

The upgraded bathroom is beautifully presented and features a generous, tiled shower and modern vanity sink and walk in shower.

OUTSIDE

The property benefits from parking for two vehicles to the front, alongside having its own lawned area. A gated side entrance leads to the private rear garden that has been extensively landscaped with two large patio areas.





THE LITTLEFARE | THORPE ASTLEY | LEICESTER

SERVICES

All mains services are available and connected.

COUNCIL

Blaby District Council. Council tax band D.



Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

6 The Littlefare , Thorpe Astley, Leicestershire

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





