

FOR SALE

Marshall Close Thorpe Astley, Leicester LE3 3RQ



ASKING PRICE: £270,000

- A Three Storey Mid Townhouse
- Located In Thorpe Astley, Near To Many Amenities
- G/F: Porch, Entrance Hall, Kitchen, Lounge/Diner, Cloakroom WC
- F/F: Two Bedrooms & Bathroom
- S/F: Master Bedroom With En-suite Shower Room & Walk In Wardrobe
- Front & Rear Gardens, Parking For One Vehicle To The Rear Of The Property
- Single Garage
- Offered With No Chain



Location

This property is located on Marshall Close, off Jewsbury Way and near to the main A563, in the popular area of Thorpe Astley. Nearby amenities include Fosse Park which is an 8-minute drive, Meridian Leisure Park which benefits from an array of recreational facilities and eateries, local schooling, parks and much more.

Description

A three-storey townhouse offered with no chain. On the ground floor; porch, entrance hall, cloakroom WC, kitchen, open plan lounge diner which has ample space for both seating and dining. To the first floor, two generously sized bedrooms and a bathroom. To the second floor; a spacious master bedroom with a walk-in wardrobe, airing cupboard and shower room. Externally, front and rear gardens, parking to the rear of the property and a single garage. This property is ideal for investors and first time buyers/families.

Accommodation

All measurements are approximate:

Ground Floor

Porch

Double glazed door to front, door to hallway.

Hallway

Stairs to upper floors.

Kitchen - 12' 0" x 6' 0" (3.65m x 1.83m)

Double glazed window to front, wall mounted units, base units and drawers, four burner gas hob with extractor fan, electric oven, stainless steel sink with mixer tap, dishwasher, plumbing for washing machine, tile splashback surrounds, power points, pendant light fitting.

Lounge/Diner - 17' 8" x 13' 0" (5.38m x 3.96m)

Double glazed French doors to rear, double glazed window to rear, gas fireplace, cupboard, radiator, power points, pendant light fitting.

Cloakroom WC - 5' 2" x 3' 9" (1.57m x 1.14m)

Double glazed window to front, low level WC, pedestal wash hand basin, radiator, pendant light fitting.

First Floor

Stairs to second floor.

Bedroom Two- 10' 3" x 13' 0" (3.12m x 3.96m)

Two double glazed windows to front, radiator, power points, pendant light fitting.

Bedroom Three - 10' 3" x 13' 0" (3.12m x 3.96m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bathroom - 7' 1" x 6' 2" (2.16m x 1.88m)

Panelled bath with mixer taps and shower over, wash hand basin with mixer taps, low level WC, wall mounted mirror, pendant light fitting.

Second Floor

Master Bedroom - 11' 2" x 13' 0" (3.40m x 3.96m)

Double glazed window to front, walk in wardrobe, airing cupboard, radiator, power points, pendant light fitting.

Shower Room - 5' 4" x 8' 1" (1.62m x 2.46m)

Vaulted ceiling with Velux skylight, low level WC, shower cubicle, wash hand basin with mixer taps, tile splashback surrounds, wall mounted mirror, pendant light fitting.

Outside

Front garden, parking for one vehicle to the rear of the property, rear garden with a private and sunny outlook, single garage.

Tenure

Freehold.

EPC

Band C.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

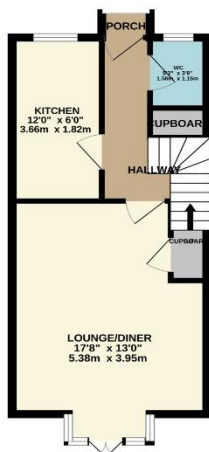
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

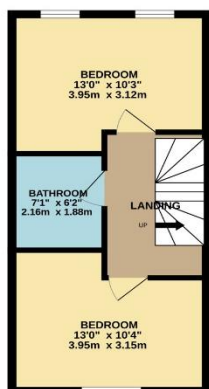
Tel: 0116 254 3373

Email: info@shonkibrothers.com





1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

