



Cooke Close, Thorpe Astley, LE3



£390,000

 4  2  2

Key Features

- Four Bedrooms (Main Bedroom With En-suite)
- Extended Detached Family Home
- Conservatory To Rear
- Re-fitted Ground Floor WC
- Modernised Kitchen & Bathroom
- Upgraded Central Heating Boiler (2021)
- EPC rating D
- Freehold





Featuring an upgraded central heating boiler fitted 2021, walk in and be surprised by this much improved and extended four bedroom detached family home occupying a tucked away family friendly corner position. The layout includes an entrance hall, re-fitted downstairs WC, lounge open with dining room, conservatory and a re-fitted kitchen. Upstairs you will find four bedrooms (main bedroom with en-suite) and a modernised family bathroom. The larger than average plot offers a tarmac driveway with integral garage and a lawned rear garden. Conveniently situated for easy access to the motorway network, Fosse Shopping Park and Meridian Leisure Park, an internal viewing is highly recommended to truly appreciate the size, condition and location of the accommodation on offer.

Accommodation

Side entrance door opens into the;

Entrance Hall

With a central heating radiator, door to the lounge and door to the;

Ground Floor WC

Re-fitted with a contemporary two piece suite comprising a wc and wash hand basin with storage beneath with complementary tiled surrounds. With a central heating radiator and an obscure front elevation window.

Lounge

Enjoying a pleasant open plan layout with the dining room which would be ideal for growing families, the principal living space overlooks the front through a double glazed window. Centred around a feature gas fireplace with surround, there are two central heating radiators, useful storage cupboard, staircase rising to the first floor, ceiling coving and carpet flooring. Open access through to the;

Dining Room

Ideal for formal dining occasions, the second reception area offers continuation of the decor and carpet flooring from that



of the lounge. With a central heating radiator, ceiling coving and a door with glazing to each side into the;

Conservatory

A useful addition to the accommodation providing prospective buyers with extra downstairs space ideal for sitting. With glazing to three aspects, carpet flooring, central heating radiator and french doors to the patio.

Kitchen

A particular selling feature of the accommodation is the kitchen re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, plinth lighting and brick effect tiled splashbacks. Features include a built in 'Prima' oven, 'Prima' five ring gas hob with fitted extraction hood above, inset 1.5 sink and drainer unit, integrated microwave, space for three under counter appliances and an integrated fridge freezer. With a heated towel rail, spot lighting, rear elevation window and side access door.

First Floor Landing

Giving access to four bedrooms and bathroom, with a hatch to the loft space, central heating radiator, carpet flooring and two cupboards.

Master Bedroom

A re-decorated double room offering a window to the rear elevation, carpet flooring, spot lighting, central heating radiator and a door to the;

En-suite

Fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and wc, with complementary tiling. Having a heated towel rail and obscure side elevation window.

Bedroom Two

A double room offering a window to the front elevation with a central heating radiator and carpet flooring.





Bedroom Three

Created by an extension above the garage, the third bedroom is a double and offers two front elevation window, carpet flooring, central heating radiator and ceiling coving.

Bedroom Four

With a window to the side elevation, central heating radiator and carpet flooring.

Family Bathroom

Another focal point of the accommodation is the modernised family bathroom featuring a bath, wash hand basin and wc, with complementary tiling. Having an obscure rear elevation window and a heated towel rail.

Outside

Occupying a tucked away corner position, the property is approached via a private driveway shared between the neighbouring properties leading to a tarmac driveway protected by gates and providing off road parking. There is access to an integral garage with a pathway to the side leading to the rear garden consisting of paved and lawned areas with stocked and fenced borders.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Improvements have been made to this property that could result in the tax band changing following the sale of the property.

Viewing Arrangements

Viewings are strictly by appointment only.

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