



Cooke Close, Thorpe Astley, LE3

 4  2  2

£390,000



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, spotlighting, 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, spotlighting, 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

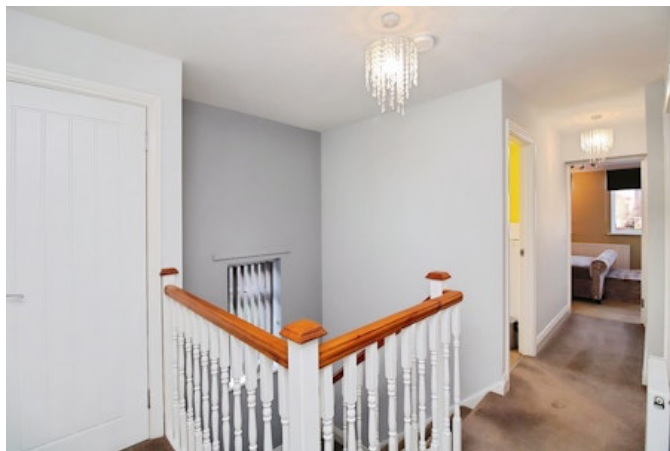
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Improvements have been made to this property that could result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

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps



on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





