



 **NEWTON**

18 Darien Way, Braunstone - LE3 3TT

Guide Price £265,000

 **NEWTON FALLOWELL**



18 Darien Way

Braunstone, Leicester

Occupying a convenient position in the heart of Thorpe Astley, this three bedroom semi detached property would make for a fantastic first time purchase or family home. Ideally located for easy access to the M1/M69, Leicester City Centre and Fosse Park and Meridian Leisure, the gas centrally heated layout includes an entrance hall, ground floor WC, lounge and full width kitchen diner, with the first floor offering three bedrooms and a bathroom, with the principal bedroom having the added luxury of an en-suite. Outside there is a driveway providing off road parking with gardens to the rear. An internal viewing is a must to truly appreciate the accommodation on offer.

Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached home
- Main bedroom with en-suite
- Off road parking for two cars
- Popular residential location
- Upgraded central heating boiler (Fitted 2023)
- Full width kitchen diner
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the welcoming entrance lobby, with access to a guest WC. The reception room is presented with wood effect flooring and offers a window overlooking the front elevation. With a staircase rising to the first floor and access through to the full width kitchen diner, fitted with a modern range of wall and base units with complementary work surfaces over, built in oven, hob with hood, 1.5 sink and drainer and space for washing machine and fridge. Offering ample space for a table and chairs, there is a side access door and sliding doors to the rear garden.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe and the added luxury of a private en-suite, fitted with a contemporary three-piece suite comprising a shower enclosure, wash basin and WC, complemented by stylish tiling. Completing the first floor is the well-appointed family bathroom, featuring a bath, wash basin and WC.

Outside

The plot offers a driveway to the front providing off road parking, with gated access to the side leading to mainly laid to lawn garden, with fencing to boundaries, timber shed and a patio area adjacent to the home ideal for outdoor sitting and entertaining.



Location

The sought-after suburb of Thorpe Astley is located to the west of Leicester city centre and is highly regarded for its excellent connectivity and convenience. The area offers easy access to the city centre and its wide range of amenities, along with nearby Junction 21 of the M1/M69 motorway network, providing excellent transport links north, south and west, as well as to East Midlands Airport, Birmingham Airport and Coventry. Residents also benefit from close proximity to Charnwood Forest, renowned for its scenic countryside walks and golf courses. Thorpe Astley is ideally situated just minutes from the popular Fosse Park and Meridian Leisure Park, offering an extensive selection of shopping, dining, entertainment, retail and business facilities.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, 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.



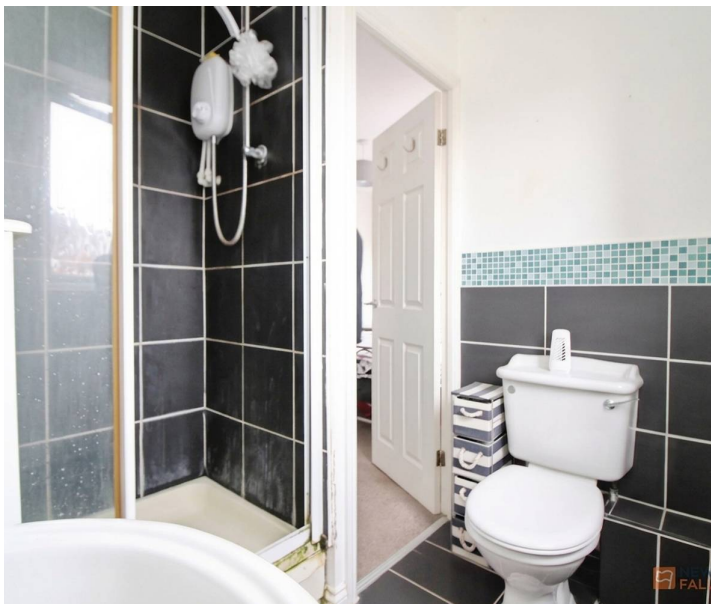


Making an Offer

"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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

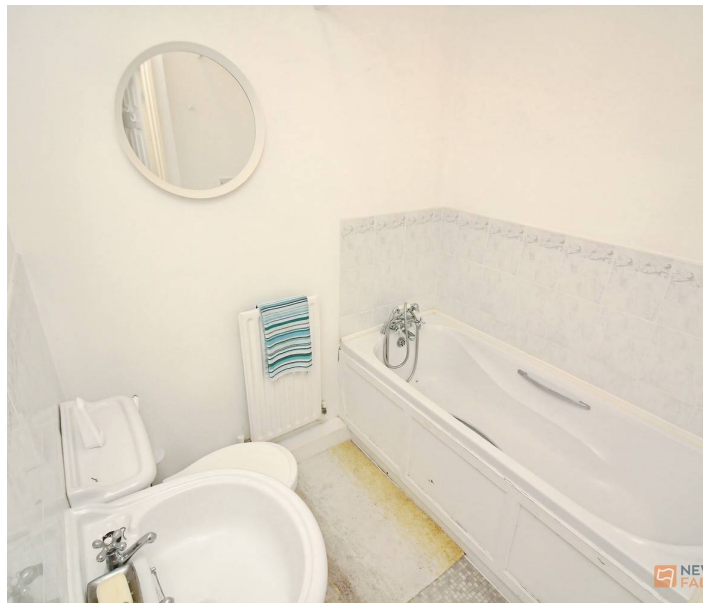


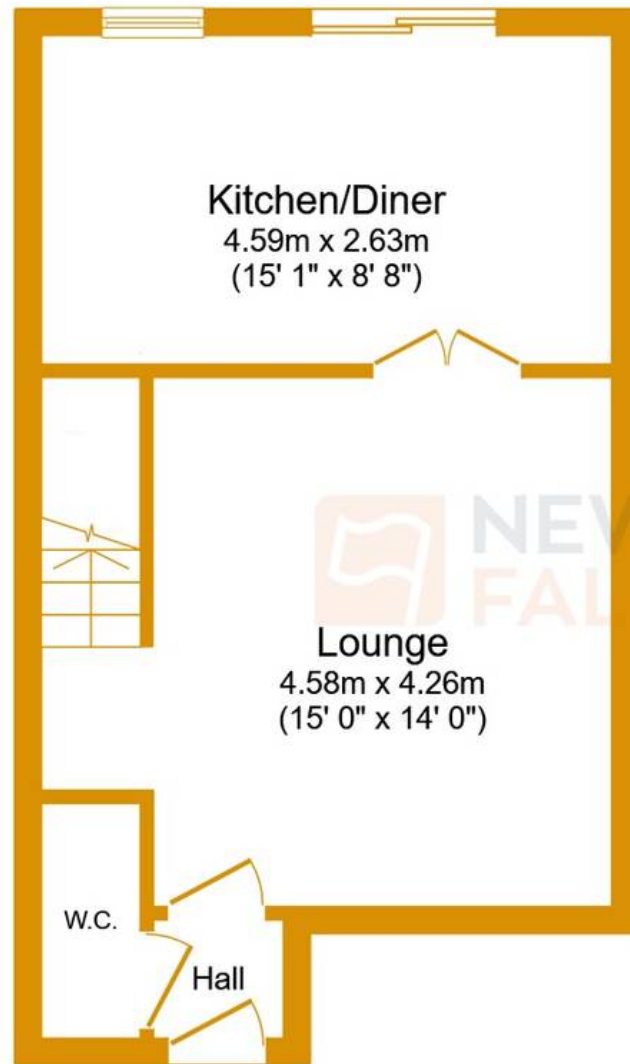
Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

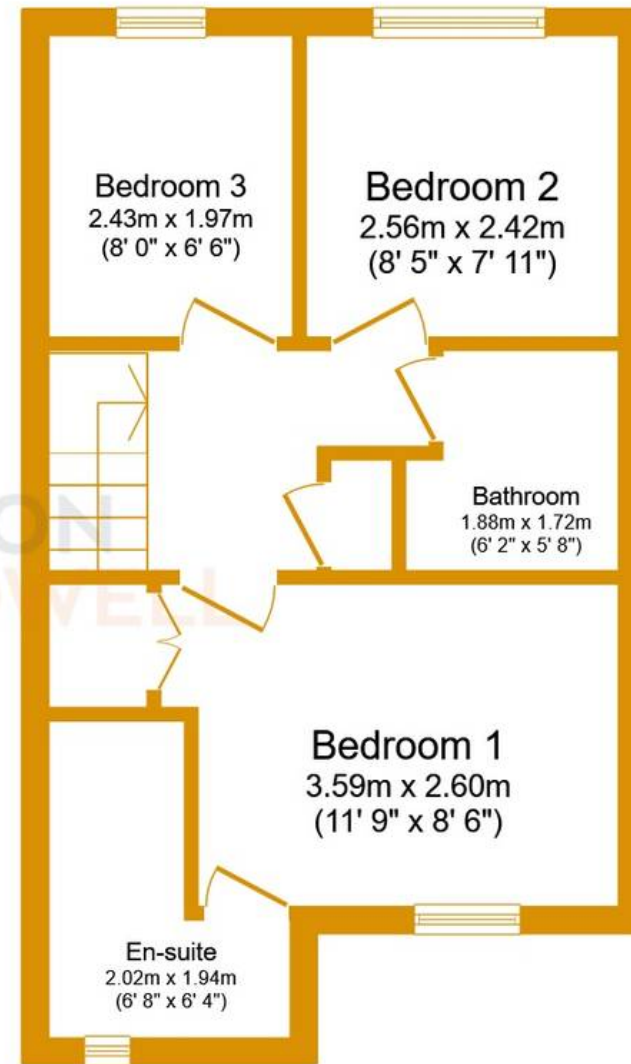
Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





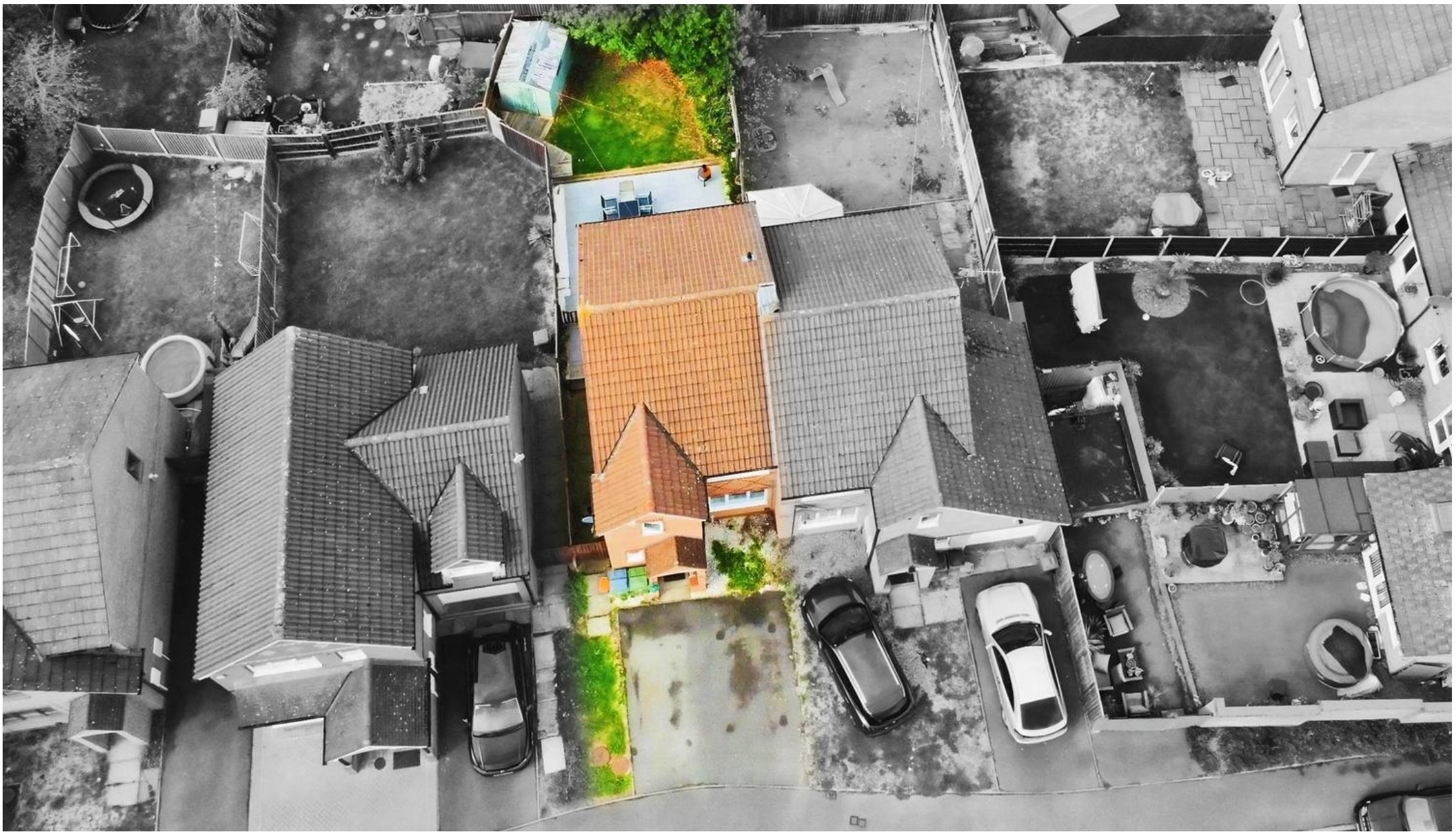
Ground Floor



First Floor

Total floor area: 68.4 sq.m. (737 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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