



44 Murby Way, Thorpe Astley - LE3 3UH  
£350,000

 **NEWTON FALLOWELL**

## 44 Murby Way

Thorpe Astley, Leicester

Newton Fallowell are delighted to present this three-bedroom detached family home, situated in the highly sought-after area of Thorpe Astley. Ideally positioned for convenient access to the M1 and M69 motorway networks, as well as Leicester City Centre, this attractive property is perfectly suited to families seeking spacious and well-balanced accommodation. Offering a modern and light-filled interior, the property boasts a thoughtfully designed layout with accommodation arranged over two floors. The ground floor comprises an inviting entrance hall, guest WC, living room with an open aspect through to the dining area, a fitted kitchen, and a useful utility room. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, two generous double bedrooms, a larger-than-average third bedroom, and a contemporary three-piece family bathroom. Externally, the property benefits from a driveway providing off-road parking and access to an integral garage. To the rear, a private, low-maintenance garden offers an attractive outdoor space ideal for relaxing and entertaining. Early internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

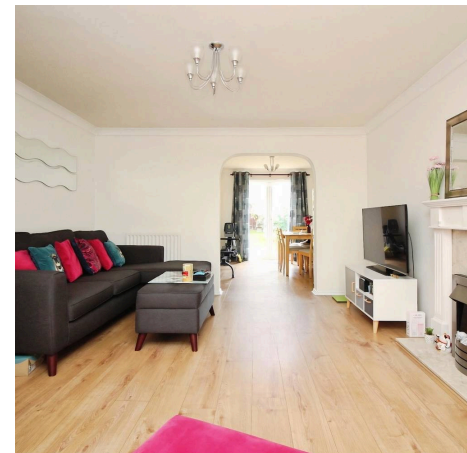
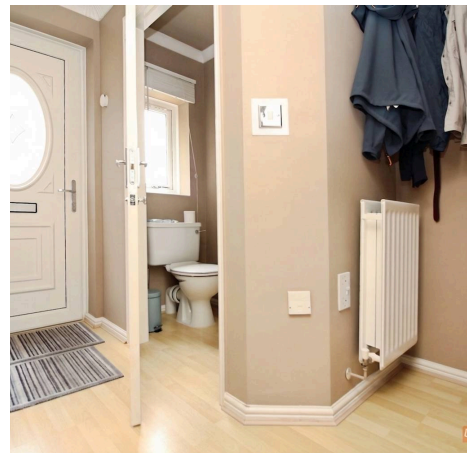
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three bedrooms, master with en-suite
- Detached family home
- Conveniently located for motorway access
- Driveway and single garage
- Breakfast kitchen & utility room
- Popular residential location





### Welcome to your new home

Upon entering the property, you are welcomed by an entrance hall featuring a staircase rising to the first floor and access to a convenient guest WC. The spacious main living area benefits from attractive wood-effect flooring and is filled with natural light courtesy of a walk-in bay window to the front elevation. An open-plan layout leads seamlessly through to the dining area, providing an ideal space for both formal dining and entertaining. The well-appointed kitchen enjoys views over the rear garden through a double-glazed window and double-glazed French doors, which provide direct access outside. Fitted with a range of wall and base units topped with complementary work surfaces, the kitchen also features a sink and drainer, an inset four-ring gas hob with extractor hood above, a built-in oven, space for a fridge and freezer, part-tiled walls, stone-effect laminate flooring, and a radiator. Completing the ground floor is a practical utility room, offering additional storage.

### Ascend to the first floor

The first-floor landing provides access to three well-proportioned bedrooms, two of which are doubles and benefit from fitted wardrobes and additional storage solutions. The principal bedroom enjoys the added luxury of an en-suite shower room, fitted with a shower cubicle, low-level WC, wash hand basin, tiled walls, and an extractor fan. Completing the first floor is the family bathroom, which is appointed with a contemporary three-piece suite comprising a panelled bath with mixer tap and shower over, a low-level WC, and a wash hand basin, complemented by tiled walls.

### Outside

Set back from the road, the property enjoys a driveway providing ample off-road parking, with a low-maintenance frontage and pathway leading to the front door. To the rear, the enclosed garden has been designed with convenience in mind, featuring an artificial lawn and well-stocked borders containing a variety of mature plants, shrubs, and trees, creating an attractive outdoor retreat with a good degree of privacy.



## 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

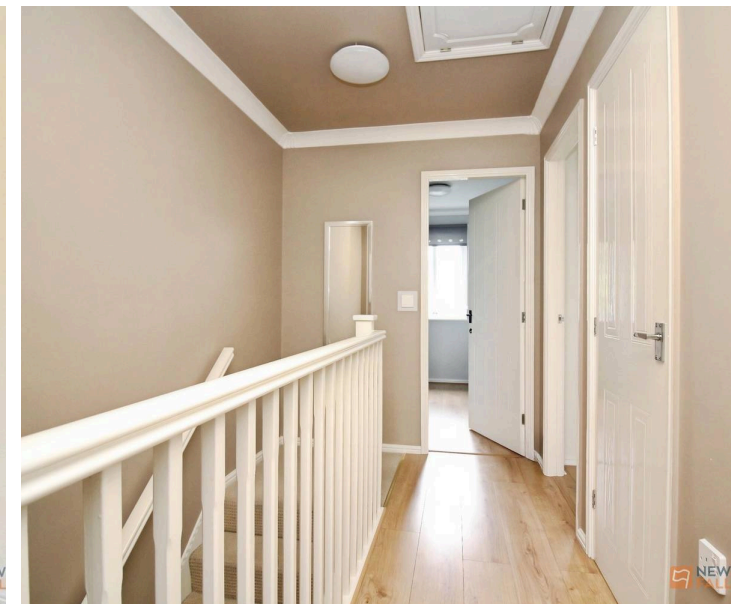
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

## 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.





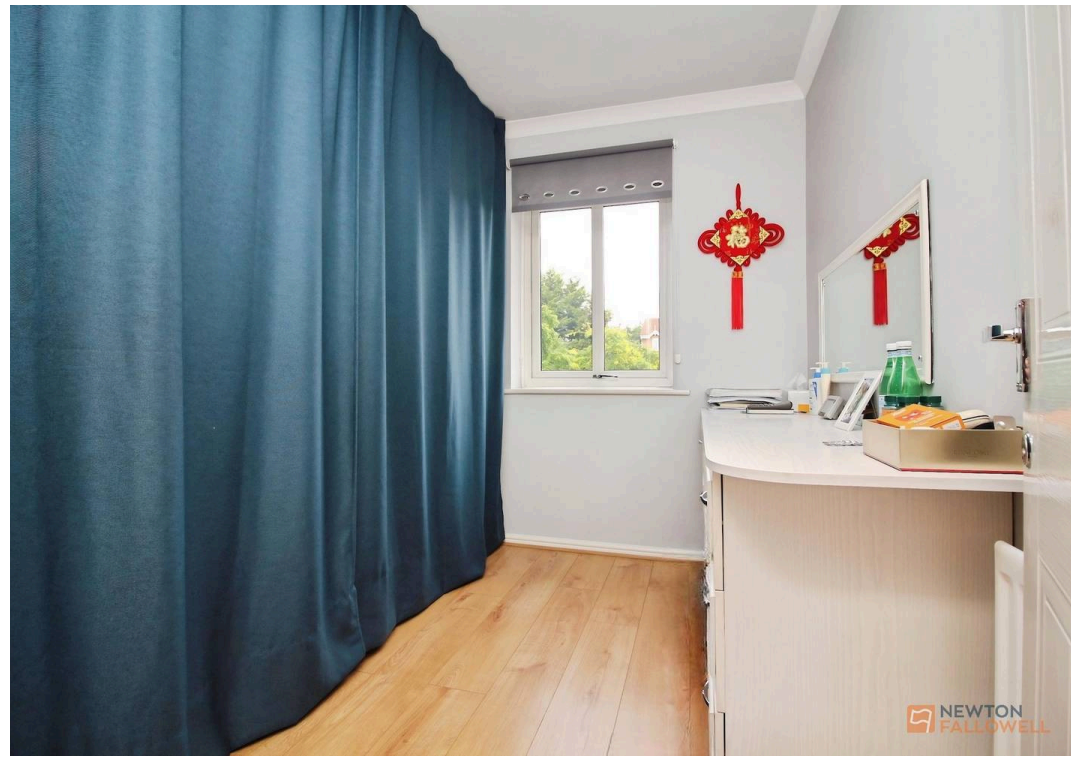
### Making an Offer

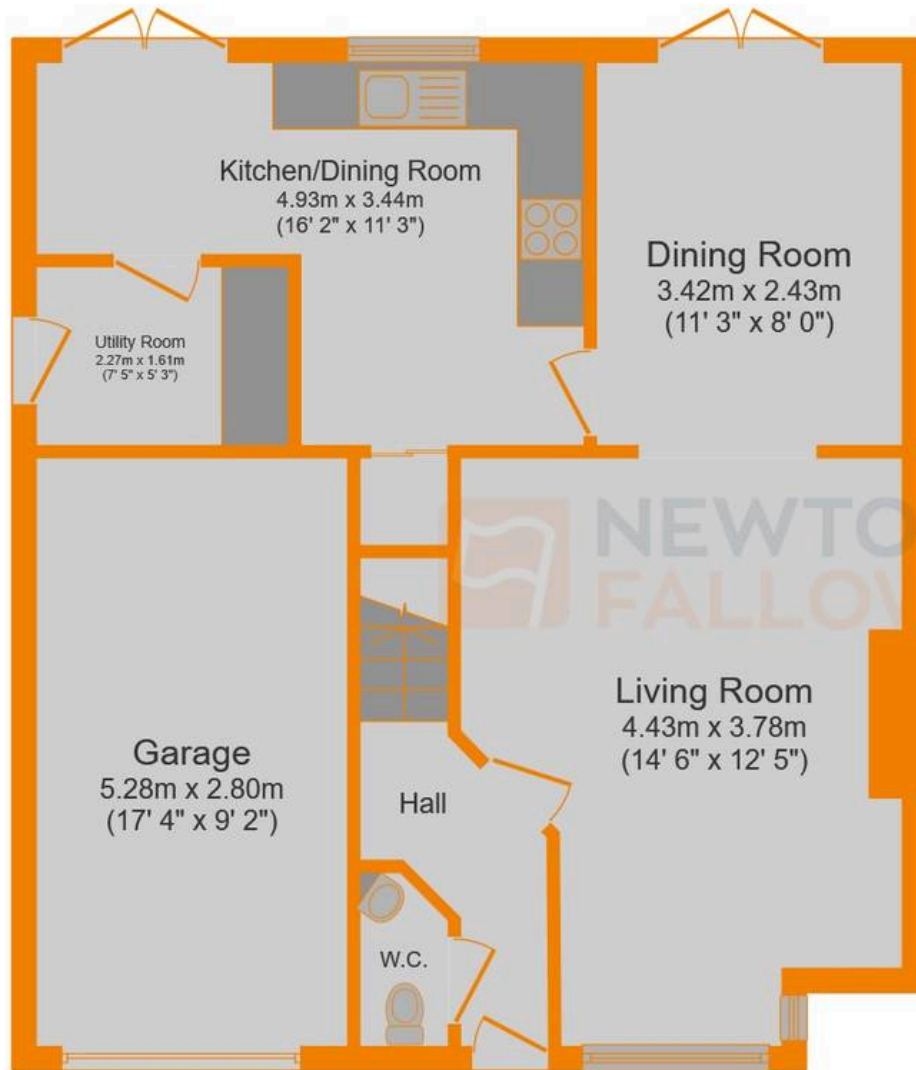
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.







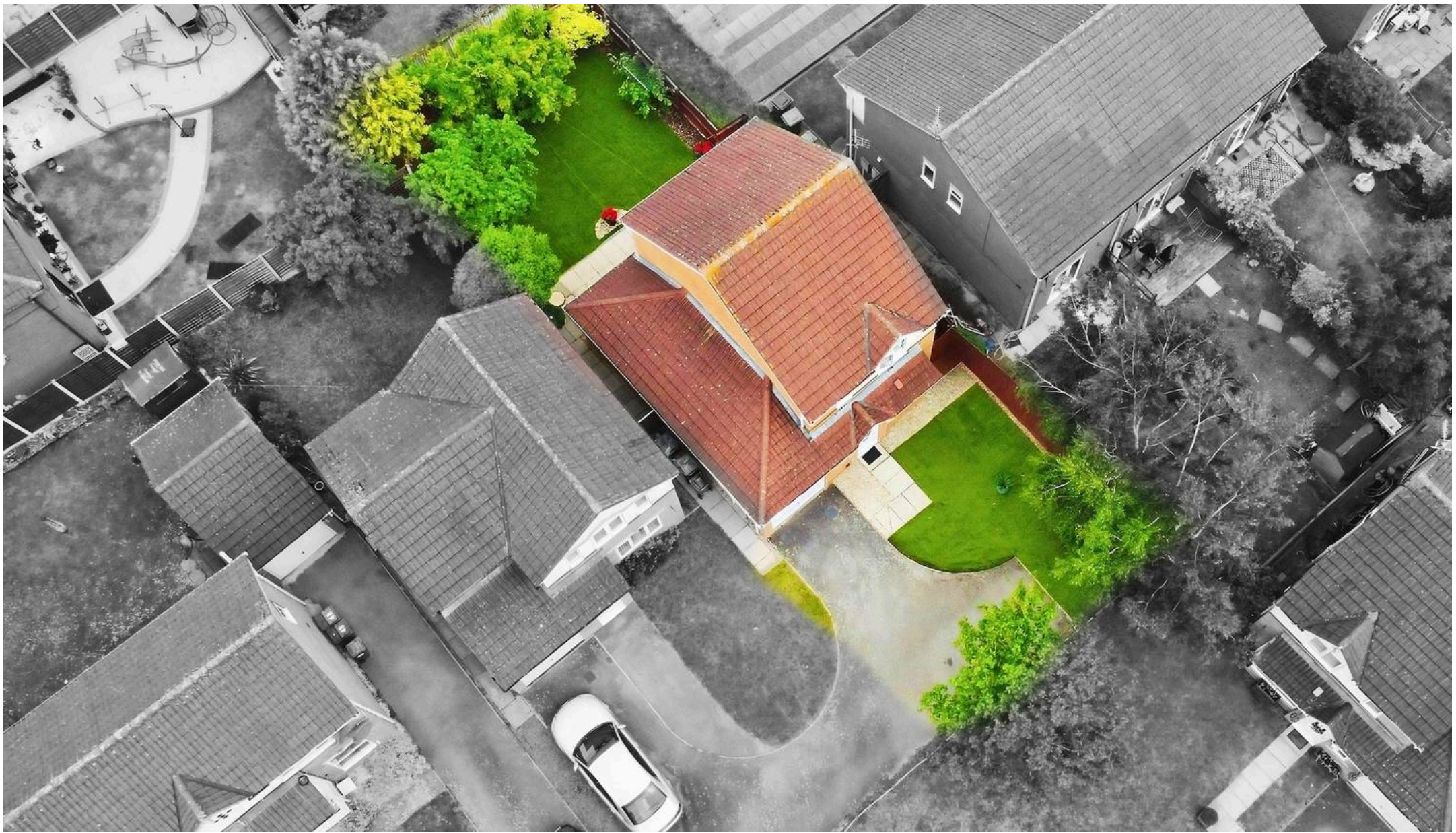
Ground Floor



First Floor

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](http://www.Propertybox.io)





## Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



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