



Burchnall Road, Thorpe Astley, LE3



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£269,950



## Key Features

- Three bedroom end town house
- Modernised full width breakfast kitchen
- Driveway for two cars
- Gas central heating and double glazing
- Popular & convenient location
- Ideal first purchase
- EPC rating TBC
- Freehold





Offering a driveway providing off road parking for two cars, walk in and be surprised by this much improved three bedroom end town house situated within close proximity to local amenities (Fosse Park Shopping & Meridian Leisure Park) and offers convenient access to M69 and the M1. Benefiting from gas central heating and double glazing throughout, the accommodation includes an entrance hall, lounge with bay and media wall and a modernised full width breakfast kitchen with built in appliances. Upstairs you will find three bedrooms along with a contemporary styled bathroom. Outside there are front and rear gardens. An internal viewing is strongly recommended to appreciate the size and style.

### Welcome to your new home

Upon entering the property, you are welcomed into an inviting entrance hall featuring a staircase rising to the first floor and a door leading into the lounge.

The reception room is neutrally decorated and benefits from a walk-in bay window to the front elevation, allowing an abundance of natural light to fill the space. Finished with carpeted flooring and a stylish media wall, it offers a comfortable yet contemporary living area.

A particular highlight of the home is the re-fitted and modernised breakfast kitchen. Thoughtfully designed, it boasts a range of wall and base units complemented by quality work surfaces. Integrated appliances include an inset sink and drainer, built-in oven, hob with extractor hood, wine cooler, washing machine, dishwasher, and fridge freezer. The kitchen also benefits from a useful pantry for additional storage and a rear access door, providing convenient access to the outside.

### Moving upstairs

Ascend to the first floor, the landing gives access to three bedrooms, the master bedroom being a comfortable double and enjoying the use of built in wardrobes. Another focal point of the home is the contemporary bathroom comprising

a bath with shower over and screen, pedestal wash hand basin and wc, with complementary tiling.

### Outside

Externally, the property occupies a pleasant plot featuring a lawned frontage and a driveway to the side providing off-road parking for two vehicles. Gated access leads through to the enclosed rear garden, which is predominantly laid to lawn and bordered by fencing for privacy.

A patio area sits adjacent to the property, creating an ideal space for outdoor dining and entertaining.

### Location

Situated in a sought-after location, Burchnall Road offers an ideal setting for living, with a wide range of local amenities nearby and Leicester city centre just a 13-minute drive away. Excellent transport links include a convenient bus stop directly across the road and easy access to the M1 and M69 motorways, just minutes from the property.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. 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?

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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

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