

## FLOOR PLAN

### DIMENSIONS

**Entrance Hallway**

**Home Office/Bedroom Three**  
 9'2" x 8' (2.79m x 2.44m)

**Downstairs Cloakroom**

**First Floor Landing**

**Lounge Diner**  
 18'7" x 11'5" (5.66m x 3.48m)

**Kitchen**  
 9'4" x 8'2" (2.84m x 2.49m)

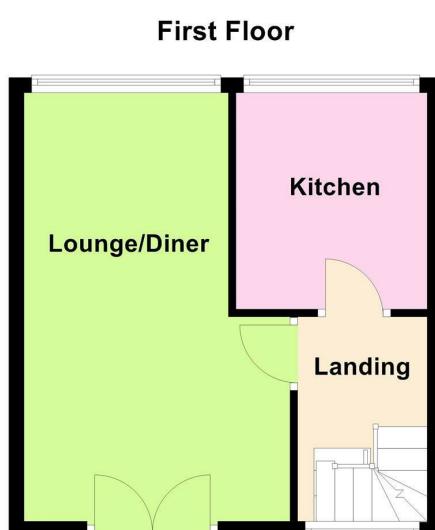
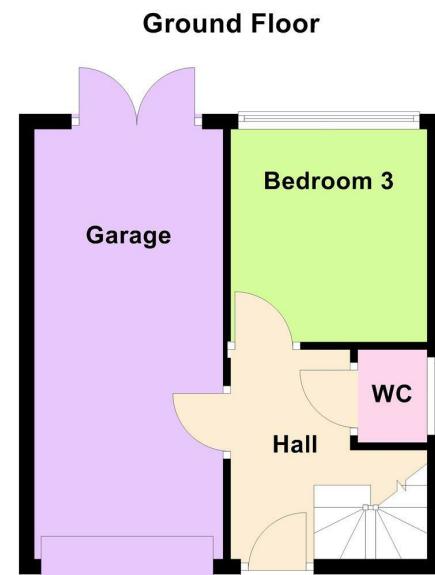
**Second Floor Landing**

**Bedroom One**  
 10'8" x 10'5" (3.25m x 3.18m)

**En Suite Shower Room**

**Bedroom Two**  
 10'9" x 9' (3.28m x 2.74m)

**Bathroom**



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.co.uk)

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

20 Goodheart Way, Thorpe Astley, Braunstone, Leicester, LE3 3RX

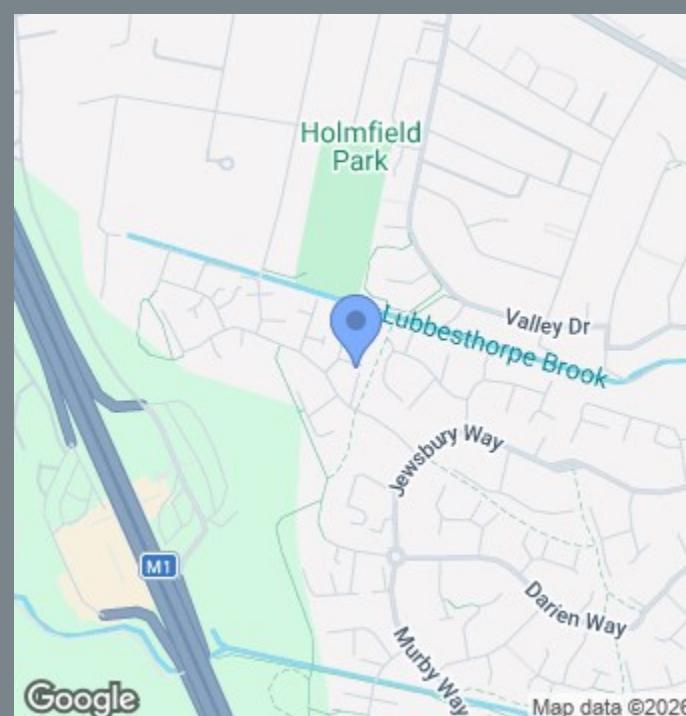
**Asking Price £265,000**

# OVERVIEW

- Beautifully Presented Three-Storey Modern Home
- No Onward Chain & Great Location
- Three Double Bedrooms
- Bright Lounge Diner With Juliet Balcony
- Fitted Kitchen & Downstairs WC
- Family Bathroom & En Suite Shower Room
- Enclosed, Landscaped Rear Garden
- Driveway Parking For Two Cars & Integral Drive Through Garage
- Viewing Is Highly Recommended
- EER - C, Freehold, Tax - C

## LOCATION LOCATION....

Goodheart Way is situated within the popular Thorpe Astley development, a modern residential area well regarded for its strong community feel and convenient amenities. Nearby Fosse Park Retail Centre, Meridian Leisure and Business Parks, and a range of supermarkets, shops and restaurants are all within easy reach. Families are well catered for with reputable primary and secondary schools easily accessible in the surrounding areas. For commuters, the property benefits from excellent transport links with convenient access to the M69, A563 and M1, along with regular public transport into Leicester and surrounding areas.



## THE INSIDE STORY

*This well-presented three-storey home offers flexible, modern living with attractive open views to the front and the added benefit of no onward chain. The welcoming entrance hallway features stylish oak flooring and leads to the ground floor accommodation, including a versatile study/third bedroom and a downstairs WC. The first floor provides a bright, dual-aspect lounge diner with a Juliet balcony to the front and a rear-facing window, creating a balanced and airy living space. The fitted kitchen features classic shaker-style units with contrasting worktops, offering both practicality and style. The second floor hosts two well-proportioned double bedrooms, including a primary bedroom with en suite shower room, alongside a family bathroom and an airing cupboard. Externally, the property benefits from driveway parking for two vehicles, access to the integral garage, and an enclosed landscaped rear garden with a patio area and lawn — ideal for relaxing or entertaining.*

