



Wellingar Close, Thorpe Astley, Braunstone, Leicester £270,000

Bed - 3 Bath - 3 Rec - 1

Positioned within the ever-popular Thorpe Astley, this well-presented three-bedroom semi-detached family home offers versatile living across three spacious floors, perfectly suited to modern family life or professional buyers seeking excellent commuter links and nearby amenities — and is offered to the market with no onward chain.

- Offered With No Onward Chain
- Three Bedroom Semi-Detached Family Home
- Versatile Three-Storey Accommodation
- Spacious Lounge/Diner with Juliet Balcony
- Ground Floor Study / Bedroom Three
- Ensuite to Principal Bedroom
- Integral Single Garage & Driveway
- Enclosed Rear Garden
- Excellent Access to M1 & M69
- Close to Meridian Leisure Park & Fosse Shopping Park

Tenure -Freehold

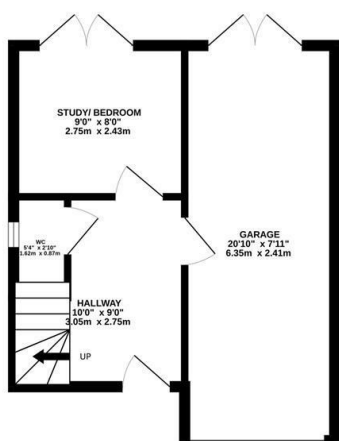
Council Tax Band -



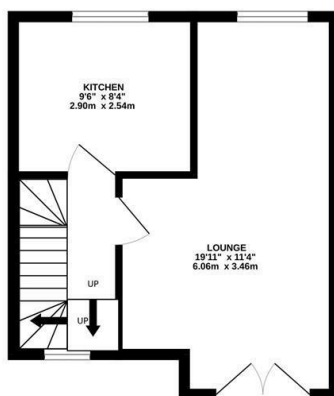
Energy Efficiency Rating		Current	Best Possible
Best Energy Efficiency (Super-Super Low Carbon)	A+		
Best Energy Efficiency (Super Low Carbon)	A		
Best Energy Efficiency (Low Carbon)	B		
Best Energy Efficiency (Medium Carbon)	C		
Best Energy Efficiency (High Carbon)	D		
Best Energy Efficiency (Very High Carbon)	E		
Best Energy Efficiency (Super High Carbon)	F		
Best Energy Efficiency (Super Super High Carbon)	G		
The Energy Efficiency Rating is based on the energy performance of the property.			
England & Wales			



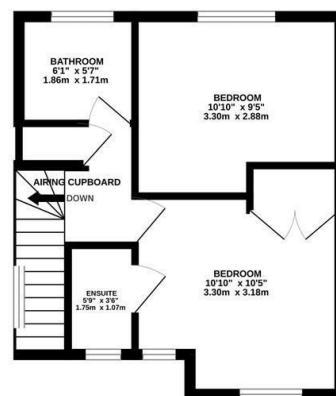
GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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