

## Room Sizes

### Kitchen

6'06 x 8

### Living/Dining Room

12'07 x 25'06

### WC

### Bedroom One

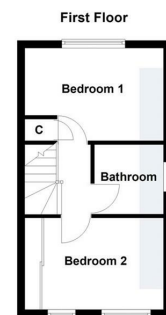
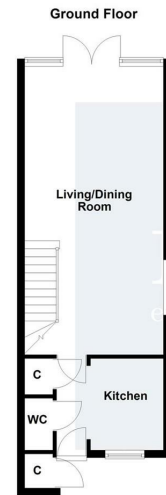
12'08 x 8'05

### Bedroom Two

10'04 x 7'11

### Bathroom

6'04 x 6



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Tom Paine Close, Thorpe Astley, Braunstone, Leicester LE3 3RJ

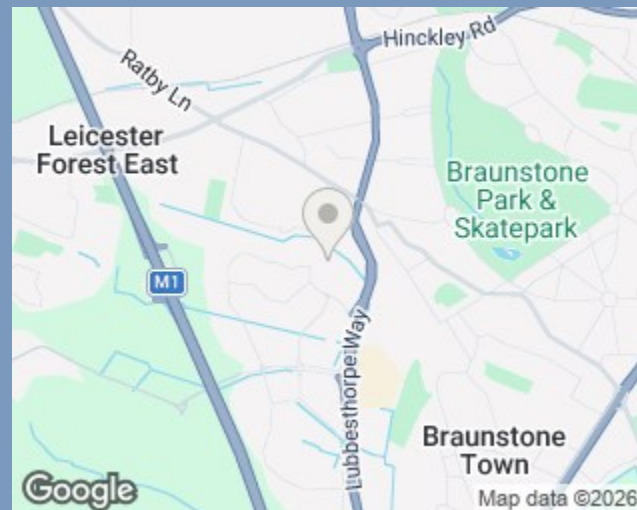
£239,950

# The Story Begins

- Beautiful Semi-Detached Home
- Fitted Kitchen
- Modern Open Plan Living/Dining Room
- Downstairs WC
- Storage Space
- Two Bedrooms
- Family Bathroom
- Enclosed garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - B

# Location Is Everything

Thorpe Astley is a modern popular residential area, it is extremely convenient for the motorway network and well known for it's easy access to the city centre. Entertainment wise the Meridian Leisure Park is close by and has a Vue cinema and a selection of fabulous restaurants. In terms of shopping you will find that Fosse Park is only a short drive away, with it's array of clothing, sports and home ware shops including a flagship Marks and Spencer store and two large supermarkets.



# Inside Story

This beautifully extended semi-detached house presents an exceptional opportunity for modern family living. Upon entering, you are greeted by a well-appointed fitted kitchen, complete with a range of base and wall units, an integrated oven, a gas hob, and an extractor fan. There is also ample space and plumbing for a washing machine and a fridge freezer. The heart of the home is undoubtedly the extended living and dining room, which boasts an abundance of natural light and offers a comfortable setting for both relaxation and entertaining. The living area provides delightful views over the rear garden, while the dining space is generously sized, perfect for family gatherings. Additionally to the ground floor, there is a useful downstairs WC and a handy storage cupboard.

Venturing upstairs, you will find two well-proportioned double bedrooms, each offering built in wardrobe/storage space. The family bathroom features tiled walls, a bath with an overhead shower, a WC, and a wash basin.

Externally, the rear garden is primarily laid to artificial lawn, providing a low-maintenance outdoor space that is ideal for children and pets. A decking area enhances the garden, making it perfect for outdoor seating and entertaining during the warmer months. To the front of the property, off-road parking is available, adding to the convenience of this lovely home.

Early viewing is highly recommended to fully appreciate the generous living space and the many features this delightful property has to offer.

