

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)

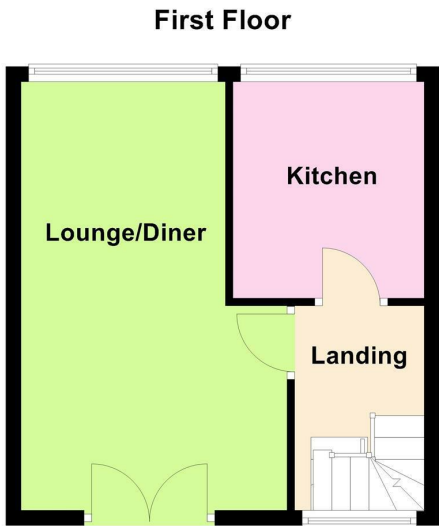
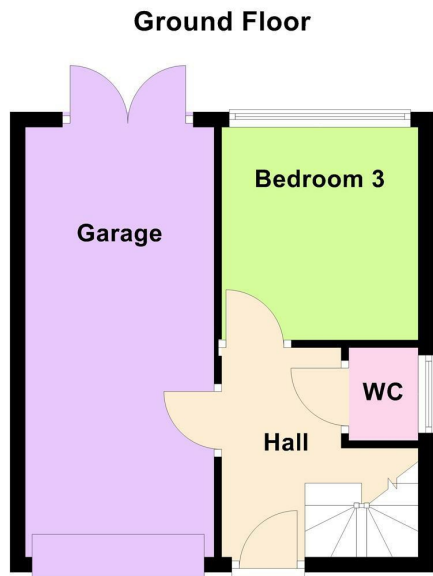
Second Floor Landing

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

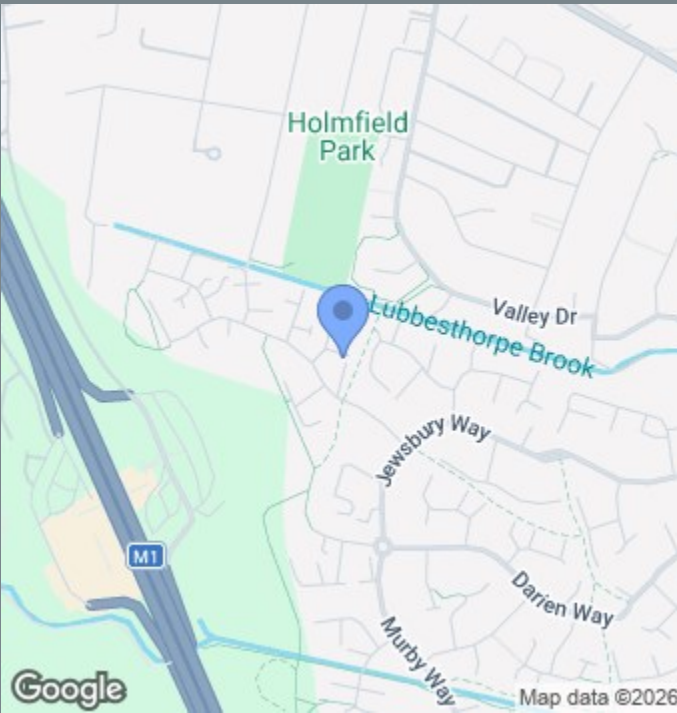


OVERVIEW

- 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.

