23 Tillett Road, Thorpe Astley - LE3 3RD

Asking Price £335,000

NEWTON FALLOWELL

The Property Ombudsman

23 Tillett Road

Thorpe Astley, Leicester

Newton Fallowell are excited to welcome to the market this three bedroom detached home situated in a cul de sac location, perfect for growing families in search of more space and is conveniently situated for easy access to the motorway network, Fosse Shopping Park and Meridian Leisure Park. The accommodation in more detail comprises an entrance hall, ground floor wc, lounge through to the dining room and kitchen, with the first floor offering three bedrooms (master with a modernised en-suite shower room) and a bathroom. Outside there is parking to the front giving access to the integral garage with lawned gardens to the rear. An early viewing is highly recommended to avoid disappointment.

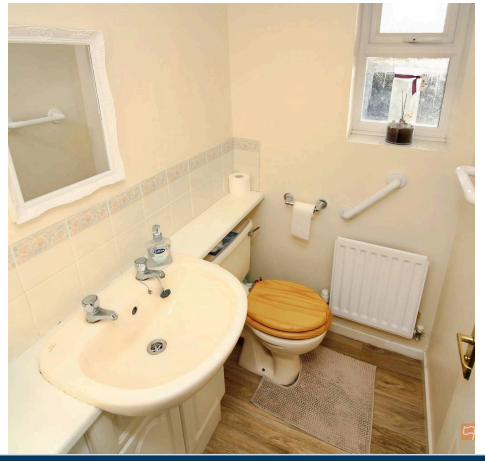
Council Tax band: D

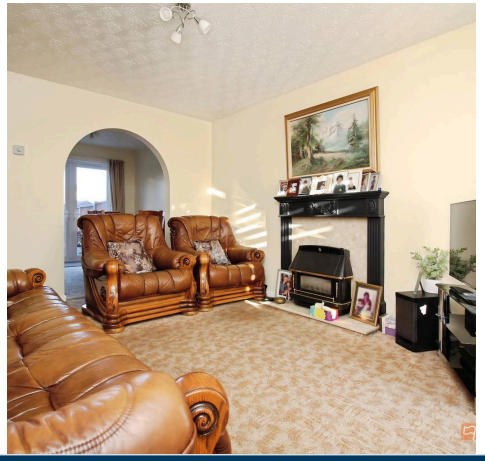
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three well proportioned bedrooms
- Detached family home
- Off road parking to the front and single garage
- Master bedroom with a modernised en-suite
- Popular residential location
- Cul de sac location
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home
Side entrance door opens into the:

Entrance Porch
With a central heating radiator, door to the lounge and door to the:

Downstairs WC
Fitted with a two piece suite comprising a wc and wash hand basin, with an obscure front elevation window and central heating radiator.

Lounge
Enjoying an open plan layout with the dining room which would be ideal for growing families, the principal living space overlooks the front garden through a double glazed window to the front elevation. Centred around a feature gas fireplace with surround, there are two central heating radiators, useful storage cupboard, staircase rising to the first floor and carpet flooring.

Dining Room
Ideal for formal dining occasions, the second reception area offers continuation of the decor and carpet flooring from that of the lounge. With a central heating radiator and french doors opening out into the garden.

Kitchen
The kitchen is fitted with a range of eye level and base storage units accompanied by work surfaces, wood effect flooring and window to the rear elevation which overlooks the lawned garden. Features include a built in oven with 4 ring gas hob over and extractor hood above, inset sink with mixer tap and drainer, space for fridge freezer and washing machine and an upgraded wall mounted Boiler. With a central heating radiator and side access door.

First Floor Landing
Giving access to three bedrooms and bathroom, with a hatch to the loft space, central heating radiator, carpet flooring and airing cupboard.

Bedroom One
Enjoying views of the garden through a double glazed window, with a central heating radiator, carpet flooring and

Bedroom One
Enjoying views of the garden through a double glazed window, with a central heating radiator, carpet flooring and access to it's own en-suite.

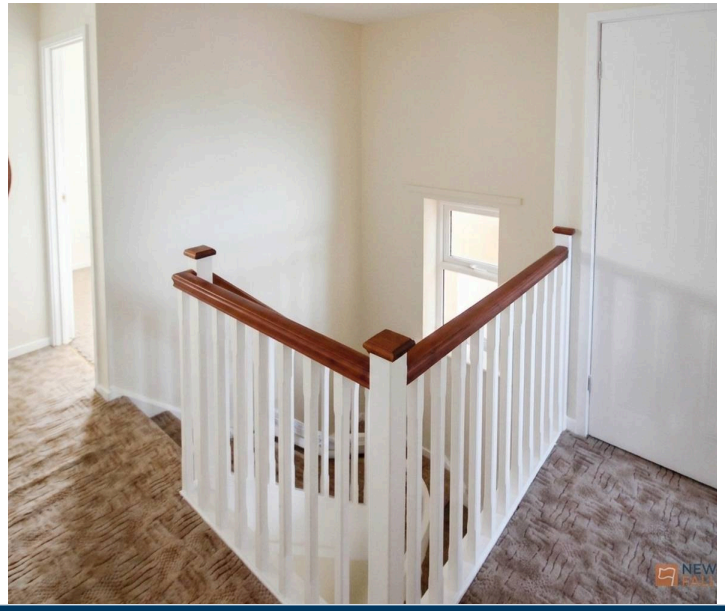
En-suite Shower Room
Modernised by the current owner, the upgraded en-suite is fitted with a three piece suite comprising a shower enclosure, wash hand basin with storage beneath and wc, with complementary tiling. Having a central heating radiator, shaver point and obscure side elevation window.

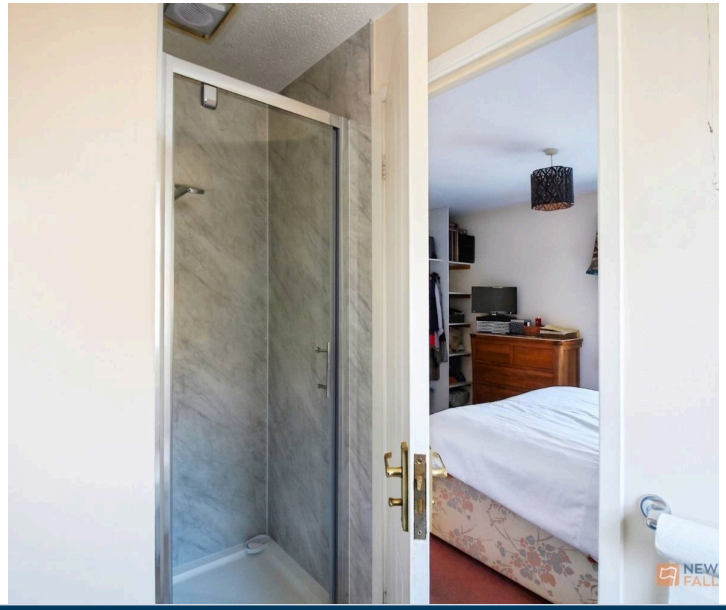
Bedroom Two
A double rom offering a window to the front elevation with a central heating radiator and carpet flooring.

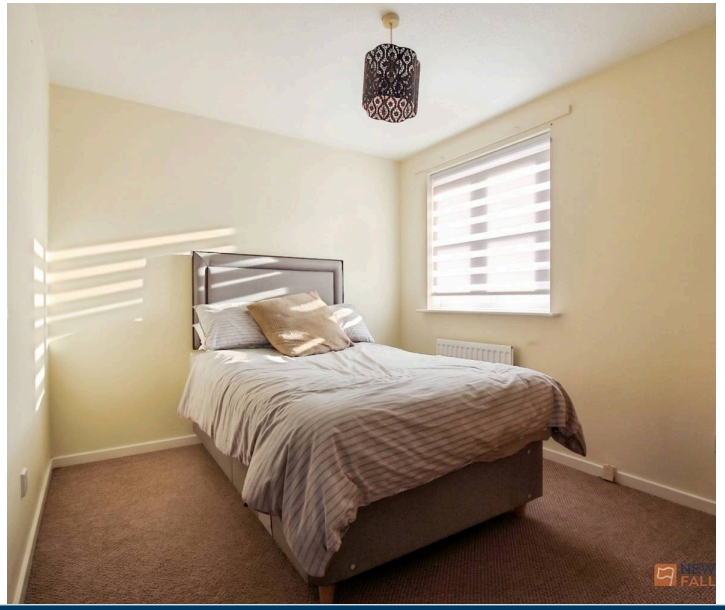
Bedroom Three
With a window to the front elevation, central heating radiator and carpet flooring.

Bathroom
Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and wc, with a central heating radiator, shaver point and obscure rear elevation window.

Outside
Enjoying a cul de sac position, the front offers a lawned garden with driveway alongside providing parking to the front giving access to the integral garage with light, power and up and over door. Gated access leads down the side to a mainly laid to lawn rear garden with fencing to perimeter and shed.







Location

The sought-after suburb of Thorpe Astley is located to the west of Leicester city centre and is highly regarded for its excellent connectivity and convenience. The area offers easy access to the city centre and its wide range of amenities, along with nearby Junction 21 of the M1/M69 motorway network, providing excellent transport links north, south and west, as well as to East Midlands Airport, Birmingham Airport and Coventry. Residents also benefit from close proximity to Charnwood Forest, renowned for its scenic countryside walks and golf courses. Thorpe Astley is ideally situated just minutes from the popular Fosse Park and Meridian Leisure Park, offering an extensive selection of shopping, dining, entertainment, retail and business facilities.

Tenure & Council Tax

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

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Agents Note

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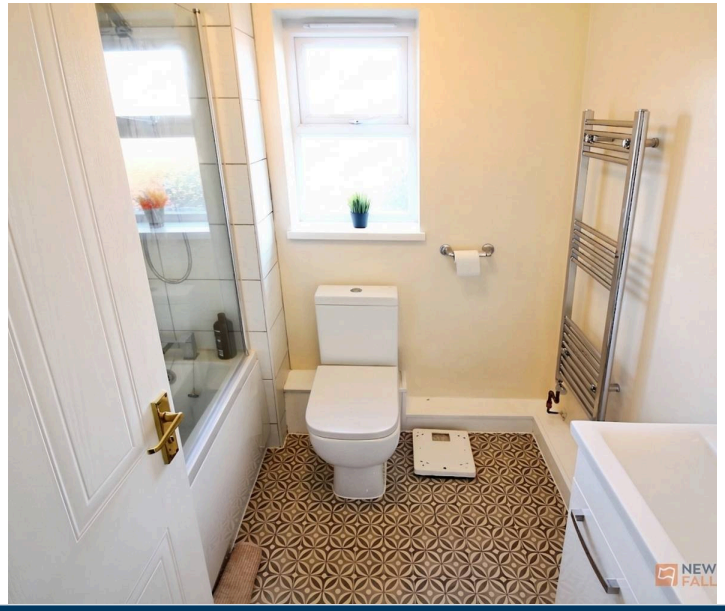
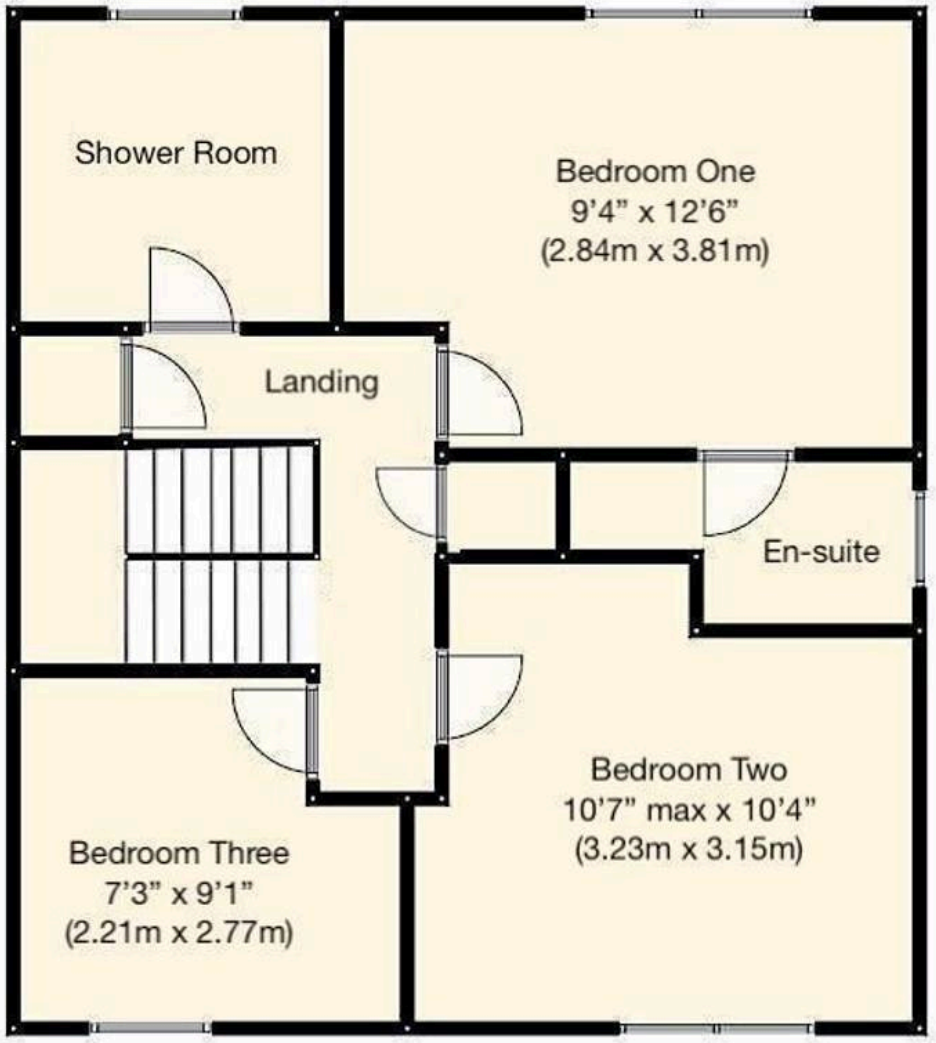
Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





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Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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