



1 Stackyard Close, Thorpe Astley - LE3 3SE

Guide Price £375,000

 **NEWTON FALLOWELL**

1 Stackyard Close

Thorpe Astley, Leicester

Enjoying the use of a garage and driveway to the side, fall in love with this five bedroom three storey detached home, perfect for growing families in search of more space. Benefiting from gas central heating and double glazing, the home includes an entrance hall, downstairs WC, lounge, dining room and modern kitchen. The first floor offers three bedrooms and a family bathroom. The second floor offers a further two double bedrooms and shower room. Occupying a corner position on this increasingly popular development, the property is close to a wide range of amenities (Fosse Park Shopping & Meridian Leisure Park) and has easy access to M69 and the M1. An early viewing comes highly recommended to avoid disappointment.

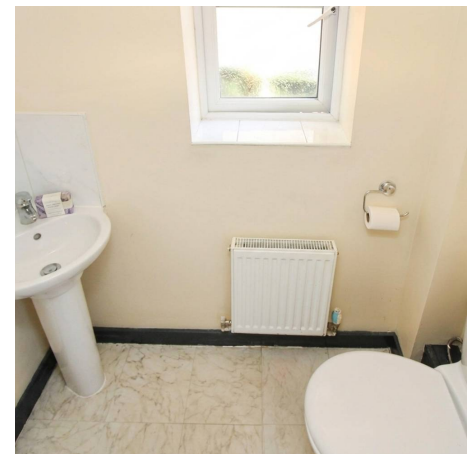
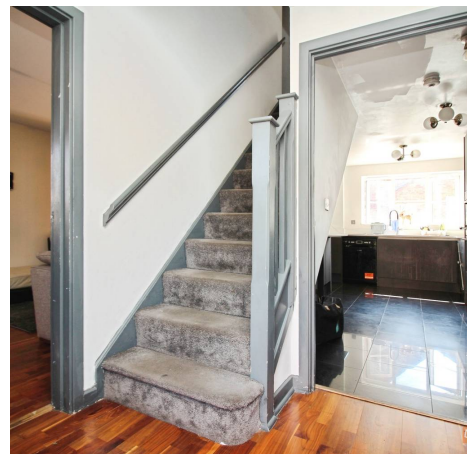
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five bedrooms, two with en-suite shower rooms
- Three storey detached family home
- Conveniently located for access to Fosse Park, M1 & M69
- Driveway and single garage
- Available with no upward chain
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

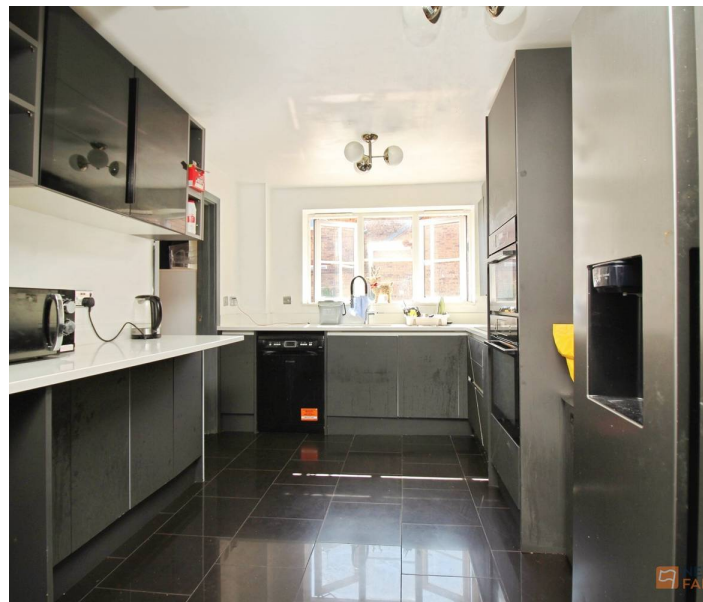
Upon entry to the home you step into the entrance hall, offering a staircase rising to the first floor and access to a guest WC. The primary reception space is presented with wood effect flooring and offering a walk in bay window to the front elevation. Open access leads through to the formal dining room with patio doors to the rear garden. The kitchen is fitted with a modern range of wall and base units with a built in 'Zanussi' oven and grill, inset sink with countertop drainer, hob with hood above and space for appliances. With tiled flooring and a side access door to the driveway.

Moving upstairs

The first-floor landing provides access to three well-proportioned bedrooms, two of which are generous doubles. The family bathroom is fitted with a contemporary four-piece suite comprising a separate shower enclosure, panelled bath, wash hand basin set within a vanity unit with storage beneath, and a WC. A window to the rear elevation provides natural light and ventilation. A further staircase leads to the second floor, where you'll find two additional bedrooms, both enjoying the added luxury of their own modern en-suite shower rooms, creating ideal spaces for older children, guests or those seeking a private retreat.

Outside

Externally, the property benefits from a driveway providing off-road parking and giving access to the single garage, which is equipped with light and power. To the rear, the enclosed garden features a paved patio adjoining the property, creating the perfect space for outdoor dining and entertaining, while a raised lawn completes the outdoor space.



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

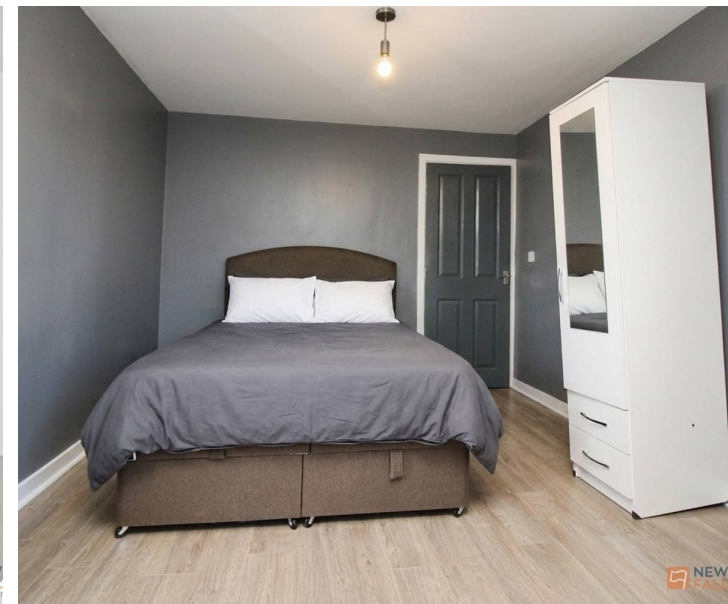
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

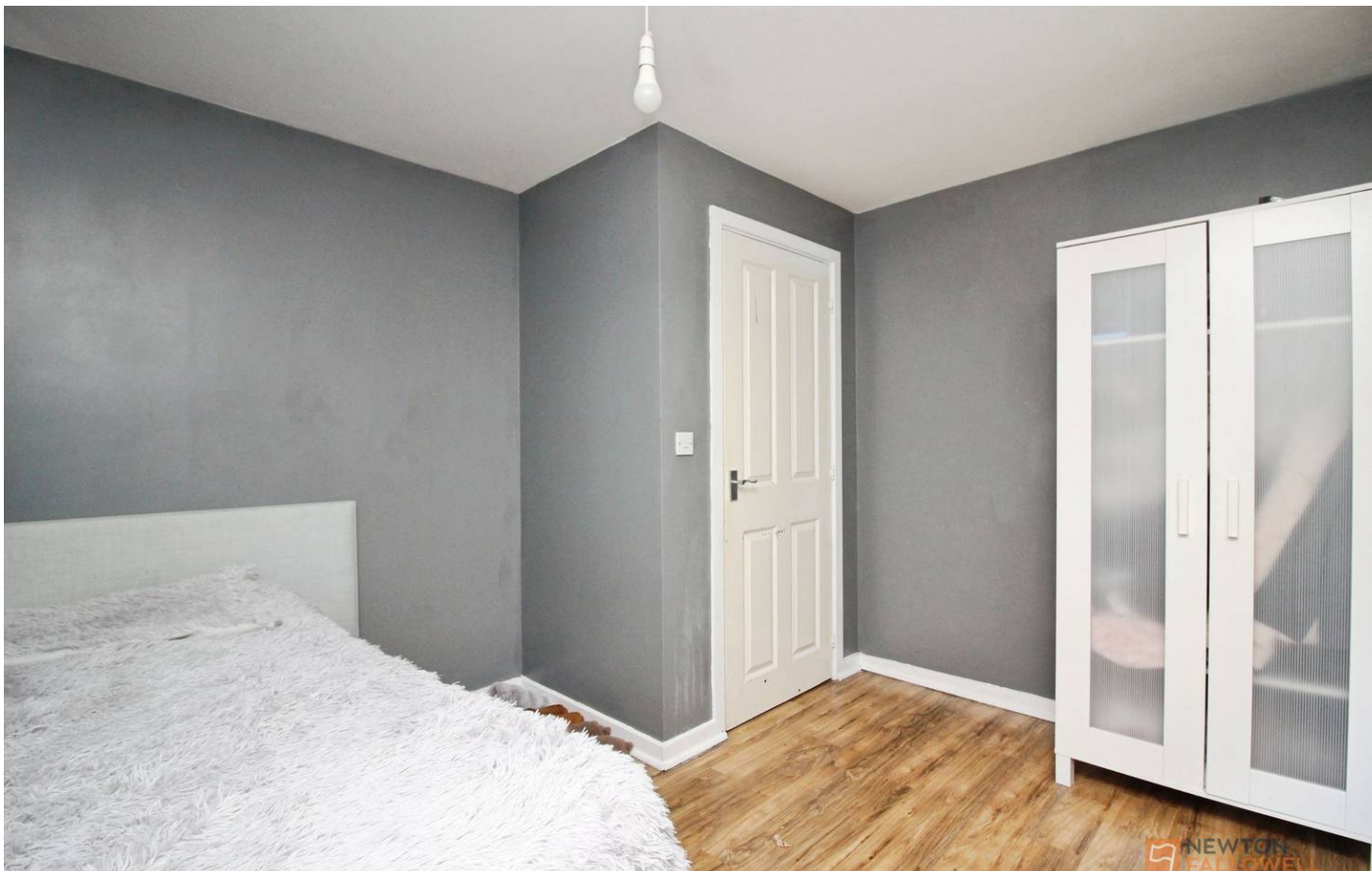
Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

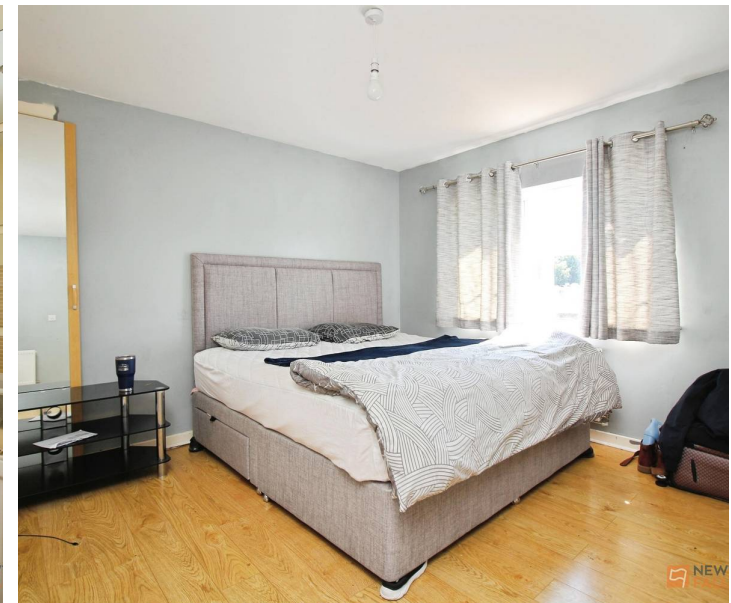


Referrals

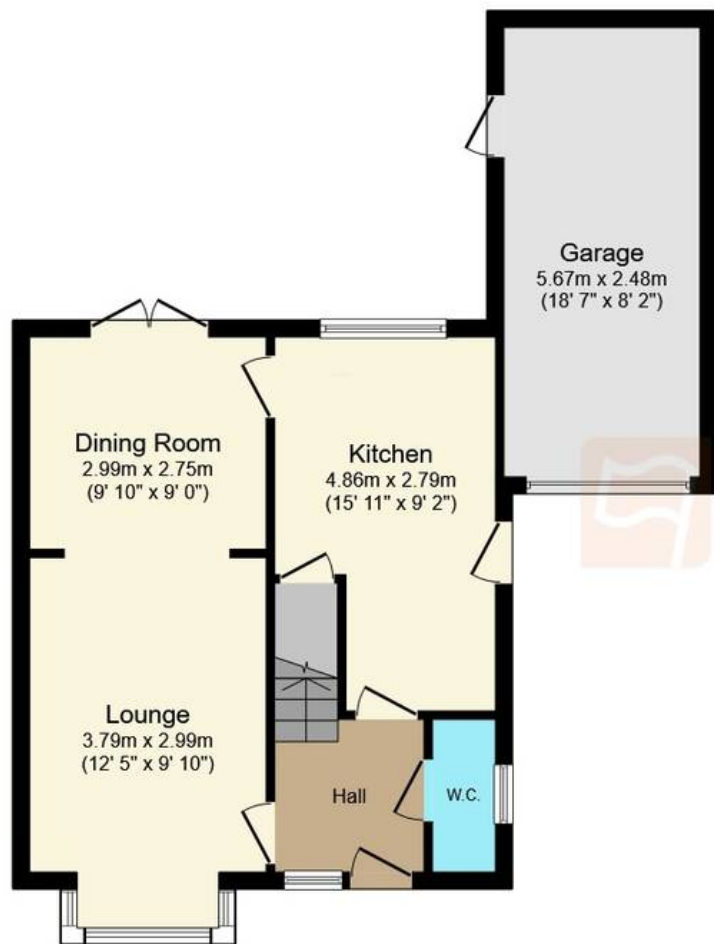
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

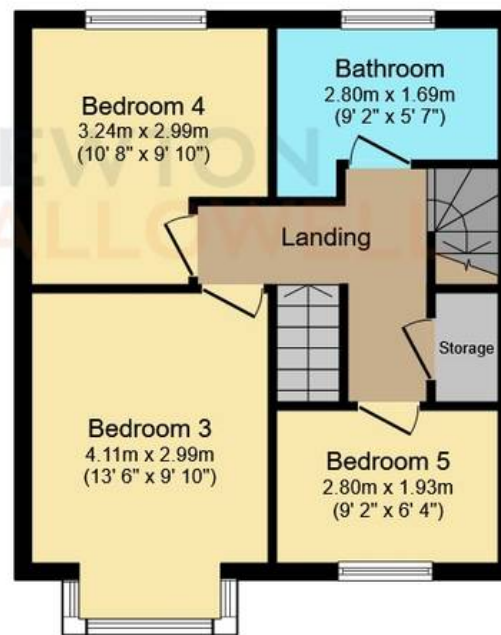
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



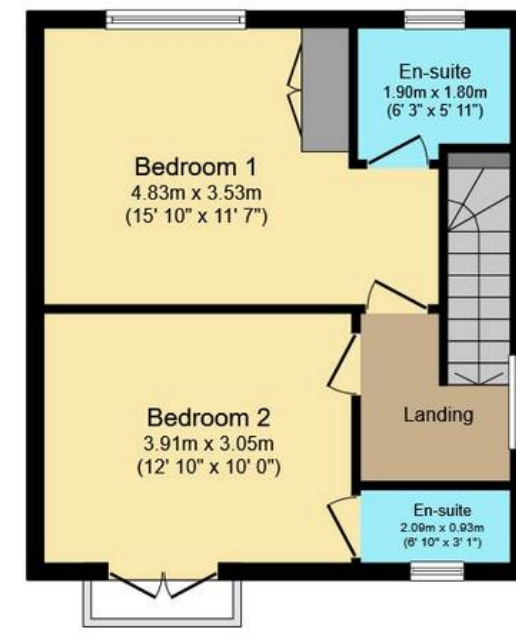




Ground Floor



First Floor



Second Floor

Total floor area: 135.9 sq.m. (1,463 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

