



22 Hilcot Green
Thorpe Astley, LE3 3SY
£220,000

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Modern 2 bedroom end town house situated in popular cul-de-sac location. Thorpe Astley is well served with easy access to Meridian Leisure, Fosse Park Shopping and M1/M69 motorways. This property is well maintained benefitting from full gas central heating (boiler installed March 2024), UPVC double glazing (replaced January 2026), To the ground floor: entrance hall, cloaks/wc, utility store, kitchen with oven/hob, rear facing lounge with French doors to rear gardens. First floor: landing, 2 bedrooms each having an en-suite bath or shower room. Parking for 2 cars and gardens to rear. Freehold - offered for sale with no upward chain. Council tax band B

Entrance Hall

UPVC double glazed entrance door, laminate flooring.

Utility Cupboard

Off the hall is a useful utility cupboard with plumbing for washing machine.

Cloaks/wc

UPVC double glazed window, wash hand basin, wc, radiator.

Kitchen

10'0" x 6'2" (3.07m x 1.89m)

UPVC double glazed window to front, laminate flooring. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless steel sink unit with mixer taps, built-in Hotpoint electric oven, gas hob with filter hood over. Wall mounted Baxi central heating boiler set within cupboard.

Lounge-Diner

18'11" x 12'6" (5.77m x 3.83m)

UPVC double glazed French doors to rear, two radiators, laminate flooring, stairs to first floor.

First Floor: Landing

UPVC double glazed window to side, fitted carpet.

Bedroom One

12'6" x 12'3" max (3.83m x 3.74m max)

UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing cylinder, access to loft.

En-suite Shower Room

Both of the bathrooms in this property are en-suite from the respective bedrooms. Shower cubicle, pedestal wash hand basin, wc, chrome towel rail, extractor fan.

Bedroom Two

12'3" x 8'3" (3.74m x 2.54m)

UPVC double glazed window to front, fitted carpet, radiator.

En-suite Bathroom

6'3" x 6'2" (1.92m x 1.89m)

Panelled bath with shower over and glass screen, pedestal wash hand basin, wc, newly tiled walls around the bath/shower, radiator, extractor fan.

Outside

The front of the property a small lawn.

To the side of the property is a driveway for parking for 2 cars.

The rear garden has patio, lawn, timber shed and fully fenced boundaries.

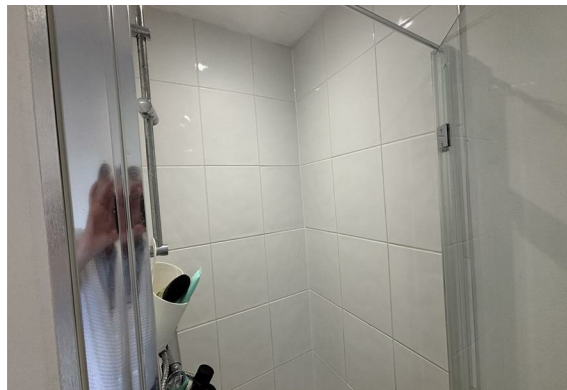
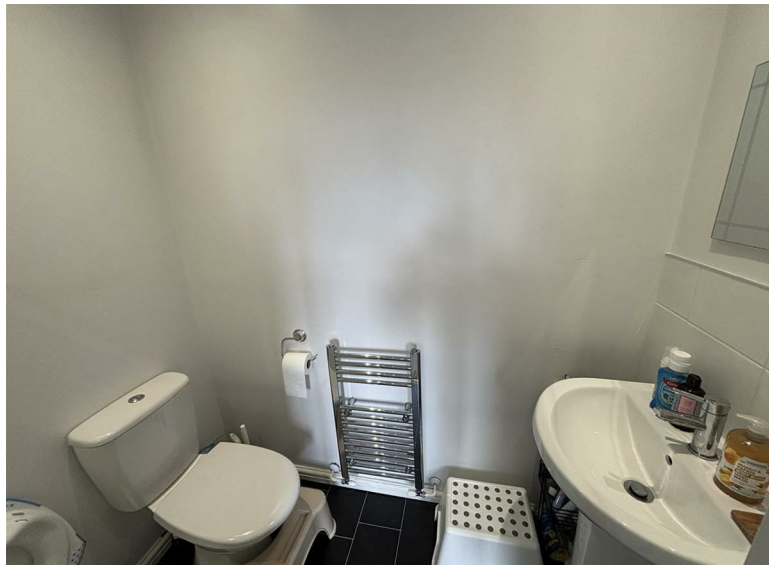
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

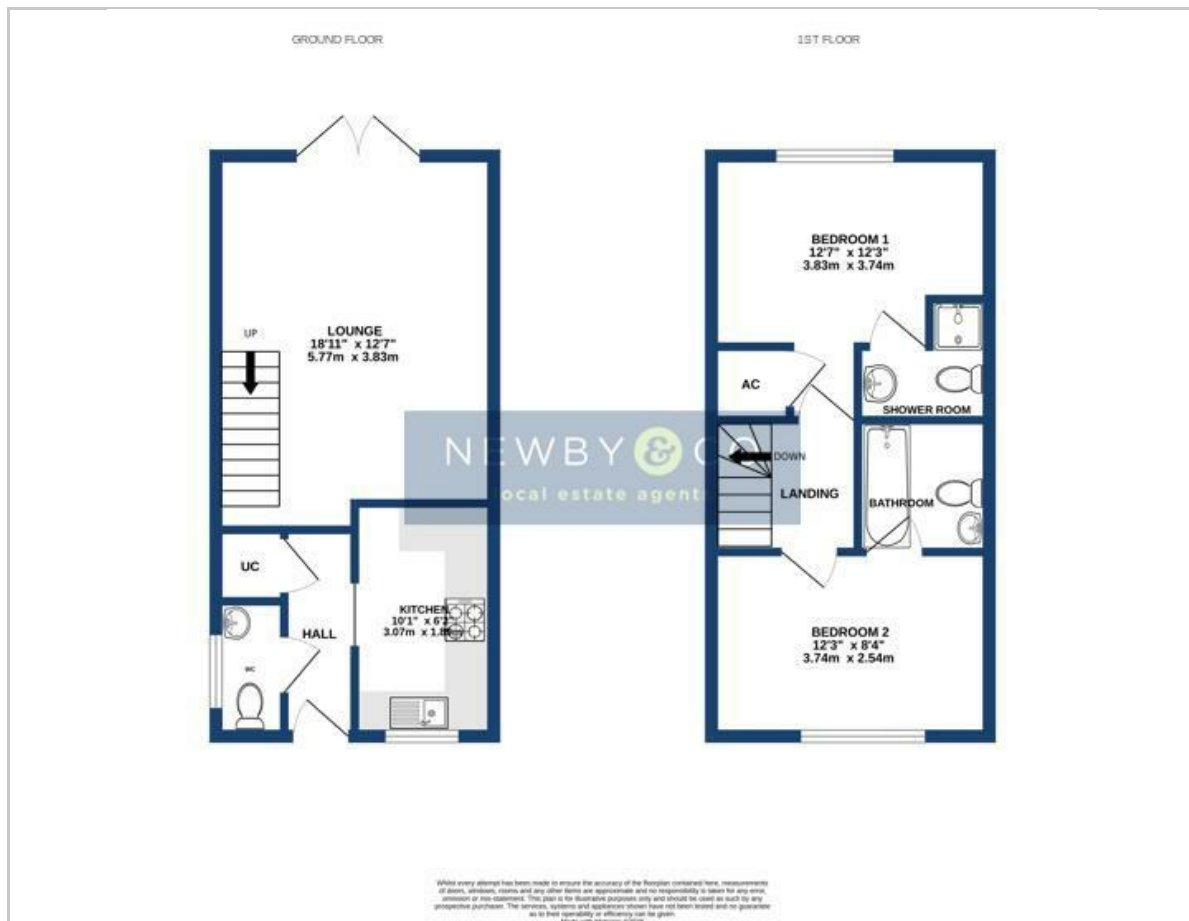
It has a Council Tax Band of B which means a charge of £2,004.57 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

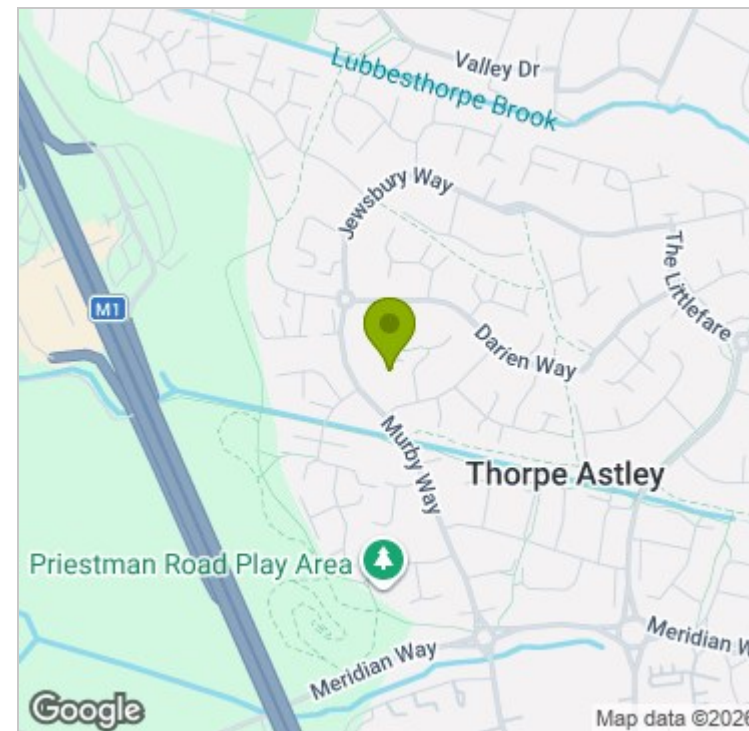


Viewing

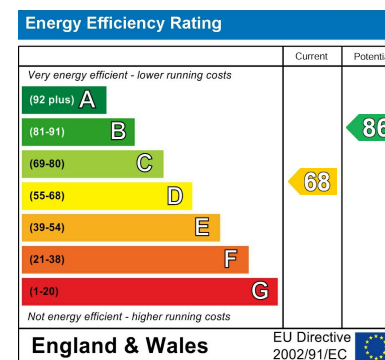
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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