



7 Bolus Road, Thorpe Astley, Leicester - LE3 3EH

Guide Price £484,950

 **NEWTON FALLOWELL**

7 Bolus Road

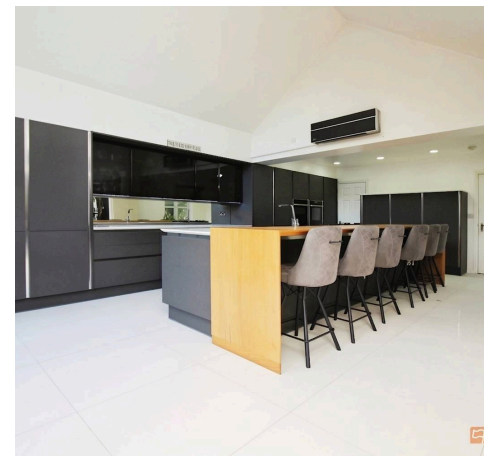
Thorpe Astley, Leicester

A truly impressive and totally transformed home, offering an exceptional blend of contemporary style, well proportioned rooms and versatile living space. At its heart lies an extended living kitchen, flowing seamlessly into the lounge with bi-folding doors opening onto the landscaped low maintenance gardens, creating an ideal setting for both entertaining and everyday living. Four well-appointed double bedrooms, three en-suites, a family bathroom and additional reception rooms provide outstanding flexibility for modern family life. Further complemented by a block paved driveway and low-maintenance gardens, this distinctive home offers a superb combination of luxury, practicality and refined contemporary living. Conveniently located for access to the motorway network, Leicester City and Fosse Park Shopping, an early viewing is highly recommended!

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four double bedrooms, three with en-suite shower rooms
- Totally transformed and extended open plan living kitchen diner, with corner bi-folding doors
- Executive detached family home
- Popular residential location
- Gas central heating and double glazing
- Partial underfloor heating downstairs
- 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 entering the home, you are welcomed by an inviting entrance hall featuring a staircase to the first floor and a convenient guest WC. A standout feature is the beautifully transformed and extended living kitchen, boasting contemporary handleless wall and base units, bevelled quartz worktops and a comprehensive range of high-quality integrated appliances, including Bosch fridge and freezer, two ovens, a warming drawer, five-ring gas hob and AEG dishwasher. An impressive oversized quartz-topped island with inset sink and contrasting oak breakfast bar (available by separate negotiation) completes the space. The kitchen flows seamlessly into the lounge, where corner bi-folding doors open onto the garden, creating an ideal setting for entertaining and indoor-outdoor living. A further staircase leads to a first-floor study, games room or storage area. Completing the ground floor is a practical utility room and a second sitting room or family room, enhanced by a walk-in bay window.

Moving upstairs

The first floor offers two well-proportioned double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room fitted with a modern three-piece suite. A separate family bathroom, also appointed with a stylish three-piece suite, serves this floor. A further staircase leads to the second floor, where two additional double bedrooms can be found, both enjoying the added luxury and privacy of their own en-suite shower rooms.

Outside

Externally, the property benefits from a block-paved driveway to the front, providing off-road parking for several vehicles. To the rear, the gardens have been thoughtfully landscaped with low maintenance in mind, featuring artificial lawn, space for a hot tub and an attractive selection of tropical shrubs and trees, creating a private and inviting space ideal for relaxation and outdoor entertaining.



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.

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.



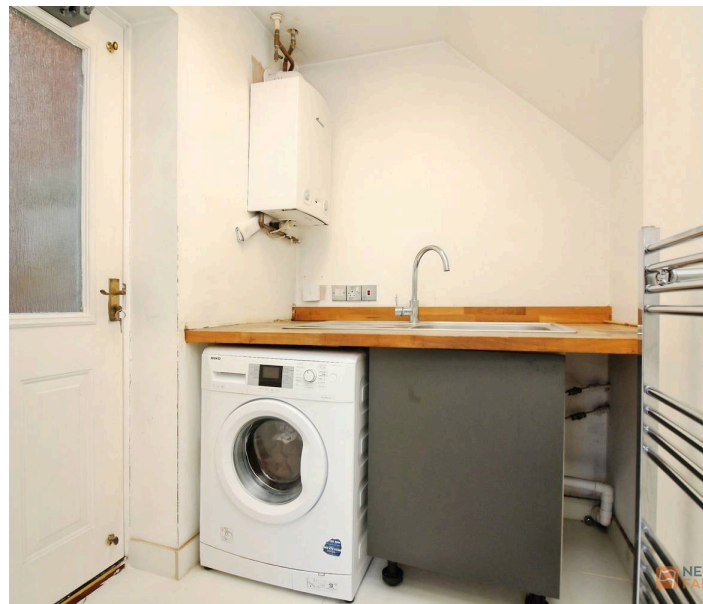


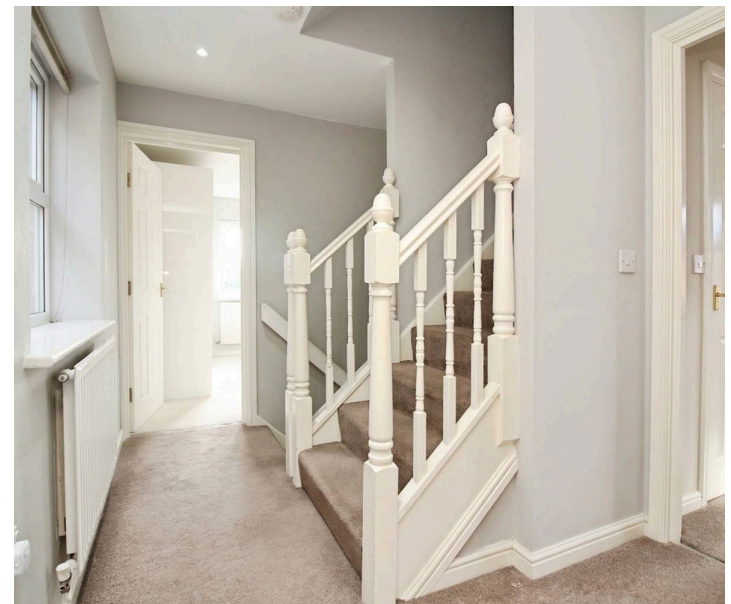
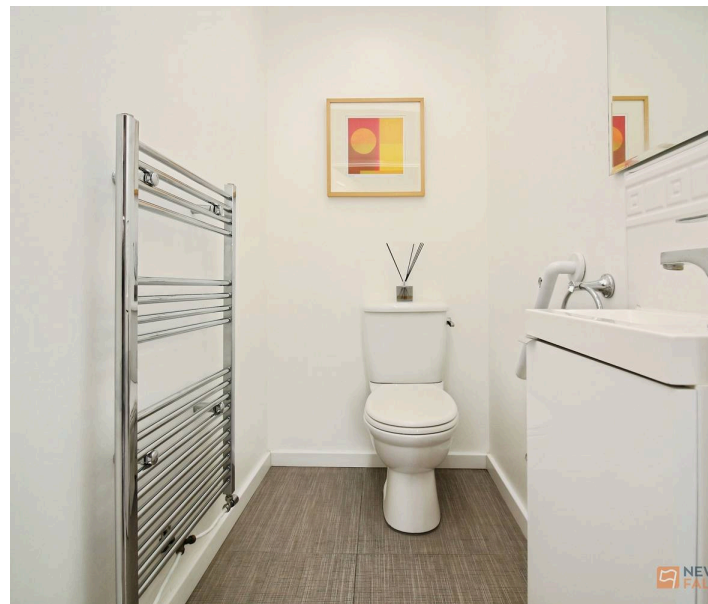
Making an Offer

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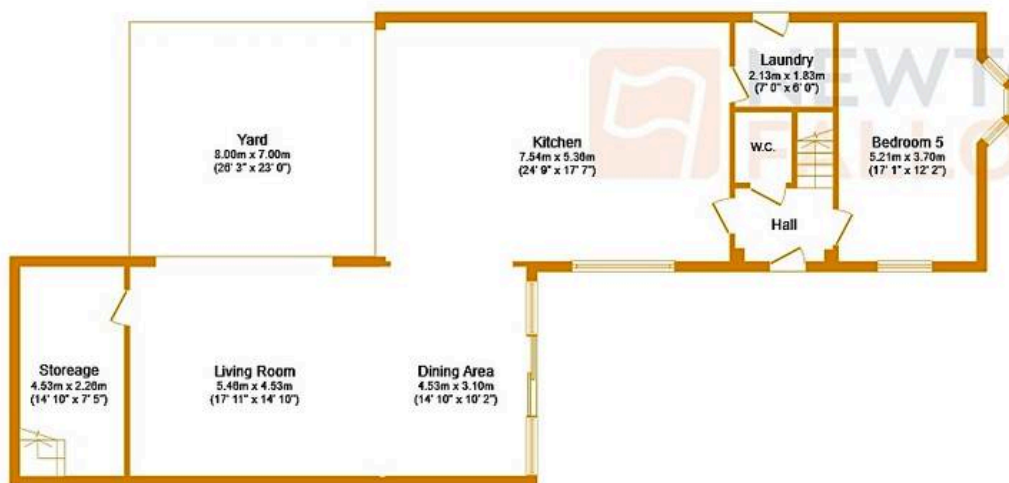
Agents Note

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.

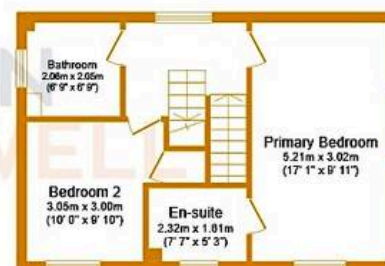




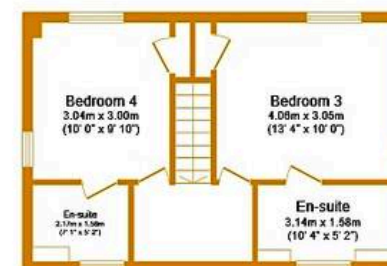




Ground Floor



First Floor



Second Floor

Total floor area: 251.1 sq.m. (2,703 sq.ft.)

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