



Foxon Way, Thorpe Astley, LE3



4



2



2

£384,950



### Key Features

- Four well proportioned bedrooms
- Master with en-suite shower room
- Same owners since built
- Set back family friendly position
- Larger than normal mainly laid to lawn garden
- Gas central heating boiler (Fitted 2022)
- EPC rating TBC
- Freehold





**DREAM FAMILY HOME!** - Occupying a desirable set back position along a private driveway shared with just four other properties, walk in and be surprised by this well proportioned and much improved four bedroom detached home perfect for growing families in search of more space. Benefiting from gas central heating (Boiler Fitted 2022) and double glazing, the layout includes an entrance hall, ground floor WC, lounge, formal dining room, kitchen & utility room. The first floor offers four bedrooms (the principal bedroom with a contemporary fitted en-suite shower room) and a family bathroom. Situated in a popular development ideally located for access to major road links and Fosse Park Shopping, the plot features a driveway for two cars, single garage and a larger than normal lawned garden to the rear, making for a well rounded family home.

### Welcome to your new home

Step inside this inviting home and you're welcomed by a bright entrance hallway, finished with contemporary flooring and a staircase rising to the first floor, complete with useful storage beneath. A convenient guest WC is also accessed from the hallway.

The primary reception room centres around a stylish electric log burner, creating a cosy focal point. Soft carpeted flooring enhances the warmth of the space, while French doors open into the conservatory, an ideal additional living area enjoying pleasant views over the garden.

A second reception room provides the perfect setting for formal dining and is thoughtfully positioned adjacent to the kitchen. The kitchen is fitted with a range of wall and base units complemented by coordinating work surfaces, a 1.5 bowl sink and drainer, a Bosch oven, four-ring Bosch hob with extractor hood, and space for a dishwasher.

A door leads to the utility, offering further storage, a built-in fridge freezer, and a concealed boiler (Fitted 2022).

### Moving upstairs

Moving upstairs the property features four well proportioned bedrooms to choose from, the principal bedroom enjoying plenty of space for wardrobes and access to a modern en-suite shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, with a heated towel rail and illuminated mirror. Completing the first floor is the family bathroom comprising a bath with shower over, wash hand basin and WC, with part tiled surrounds.

### Outside

The accommodation is set back from the road and is accessed via a driveway shared by neighbouring properties. The front offers parking for two cars with access to the garage boasting light, power. Gated access to the side leads to a larger than normal mainly laid to lawn garden featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With fencing to boundaries.

### Location

Thorpe Astley is a popular and well-established residential area located to the southwest of Leicester, offering an excellent balance of suburban tranquility and urban convenience. Situated within easy reach of the M1 and M69 motorways, the area is ideal for commuters, providing swift access to Leicester city centre, Hinckley, Coventry, and Birmingham.

The area boasts a range of local amenities, including shops, supermarkets, parks, and healthcare facilities, making it a convenient place to live for families and professionals alike. Nearby retail destinations such as Fosse Park and Meridian Leisure Park offer extensive shopping, dining, and entertainment options, including a cinema, gym, and restaurants, all just a few minutes away.

Thorpe Astley also benefits from good public transport links and proximity to respected local schools, making it a sought-after location for families.

### 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 the Mortgage Advice Bureau, 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

"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



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### Referrals

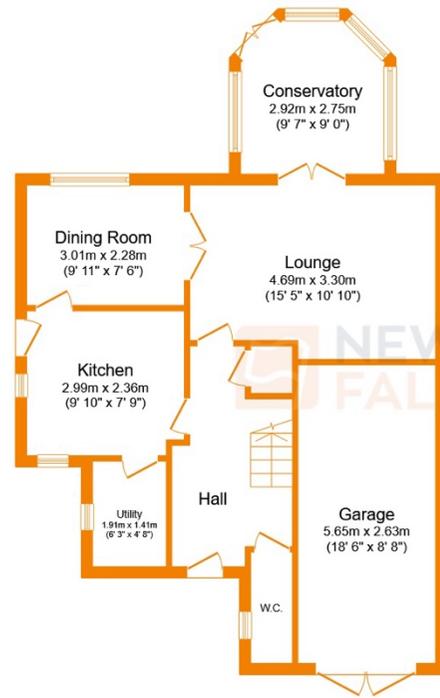
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

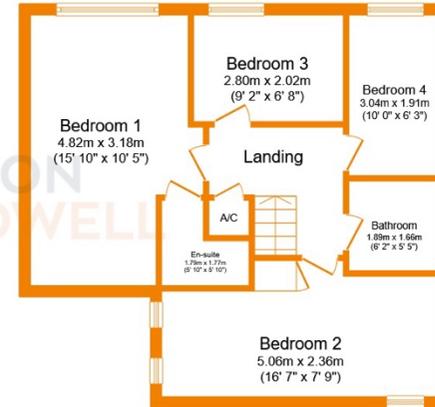
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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