



16 Goodheart Way, Thorpe Astley - LE3 3RX
£260,000

 **NEWTON FALLOWELL**

16 Goodheart Way

Braunstone, Leicester

MODERN FAMILY HOME - Enjoying a set back position along a private road shared with only the neighbouring properties, this three storey three bedroom end town house is situated within close proximity to local amenities (Fosse Park Shopping & Meridian Leisure Park) and offers quick access to M69 and the M1, perfect for growing families and must be viewed in person to fully appreciated. The double glazed and gas centrally heated layout offers an entrance hall, downstairs WC and bedroom/study. The first floor offers full length lounge diner and kitchen, whilst to the second floor is the master bedroom with en-suite shower room, further double bedroom and family bathroom. Outside there is a rear garden, driveway and integral garage. EPC C.

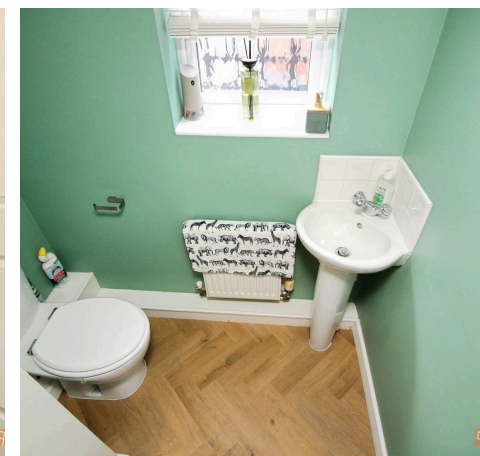
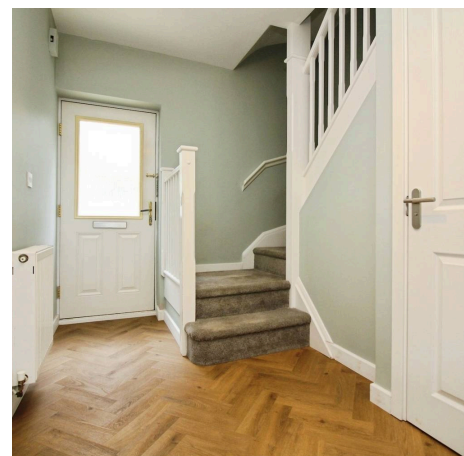
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedrooms
- Three storey family home
- Upgraded central heating boiler (Fitted 2021)
- Tucked away, larger than normal plot with off road parking
- Modern fitted family bathroom
- Principal bedroom with en-suite shower
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home, you step into the welcoming entrance hallway presented with LVT flooring and offering a staircase rising to the first floor and a door to the convenient guest WC fitted with a two piece suite comprising a low level WC and wash hand basin. There is also access to a useful third bedroom/home office as well as a internal access to the garage.

Moving upstairs

Ascend to the first floor, the carpeted light and airy landing provides access to the reception room, offering ample space for both formal dining and comfortable sitting. With a Juliette balcony and contemporary flooring. The kitchen is fitted with a range of base and wall mounted units, integral hob, upgraded oven, one and half stainless steel sink with hot and cold mixer tap, space for fridge freezer, washing machine and a window to the rear elevation. A staircase rises to the second floor.

Ascend to the top floor

Ascending to the second floor, a carpeted landing provides access to two double bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, fitted with a two-piece suite comprising a shower and wash basin. The family bathroom has been upgraded by the current owner and is fitted with a modern three-piece suite comprising a bath with shower over and glass screen, a wash basin with storage beneath, and a WC.

Outside

Set back from the road and occupying a larger than normal plot, to the front of the property there is a drive leading to single integral garage. There is also a gravelled driveway to the left hand side providing off road parking. The rear of this home is an enclosed garden with side access, mainly laid to lawn and fence surround.



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.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - Tax Band C. 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

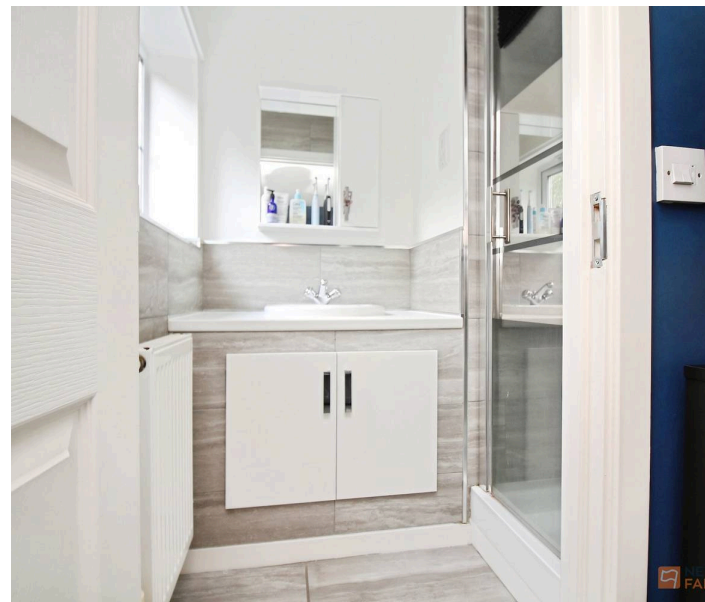
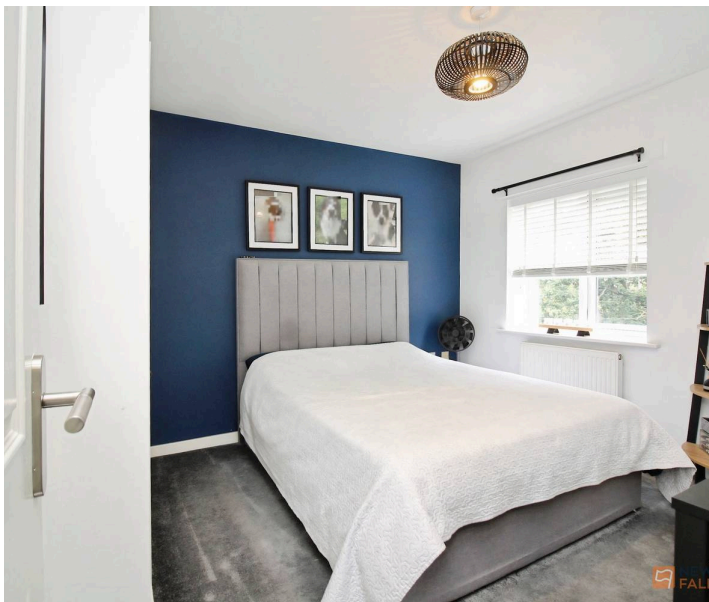
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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 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 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



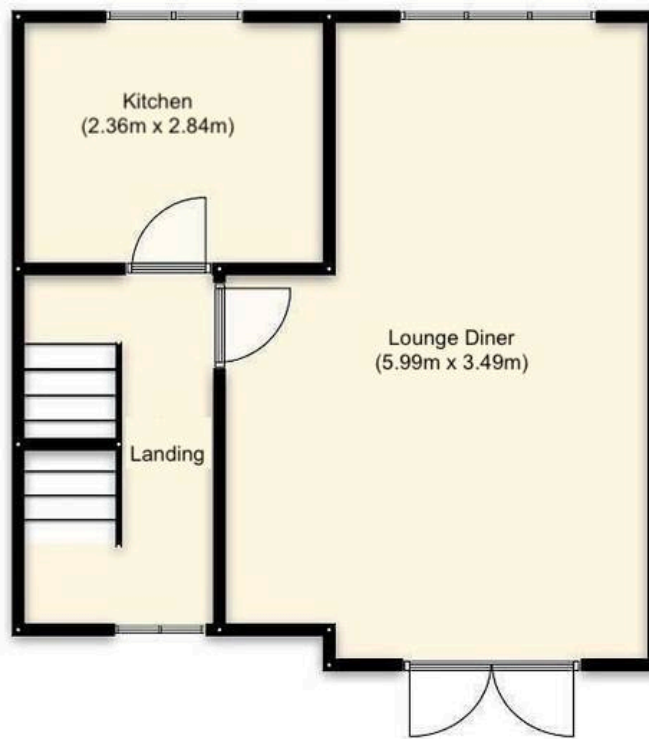
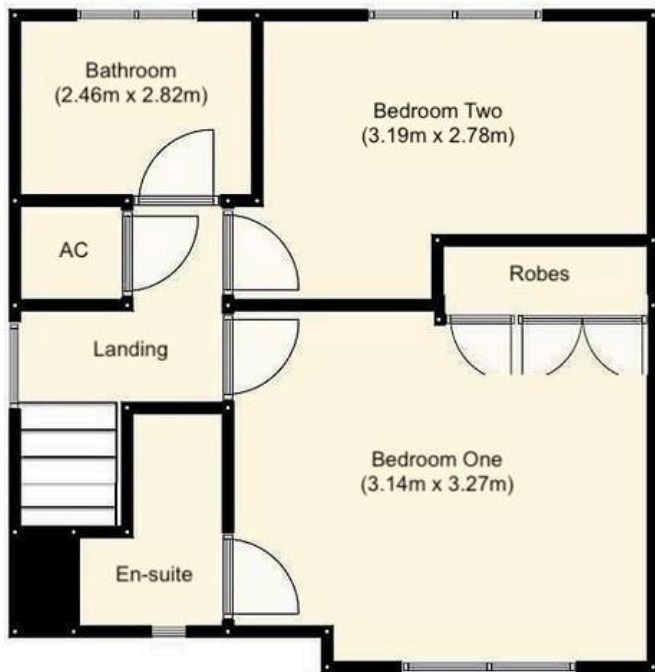
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Free Property Valuations

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







Newton Fallowell LFE

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