

# Aston & Co

ESTATE & LETTING AGENTS



3 Murby Way

Braunstone, Leicester, LE3 3UH

O.I.E.O £335,000



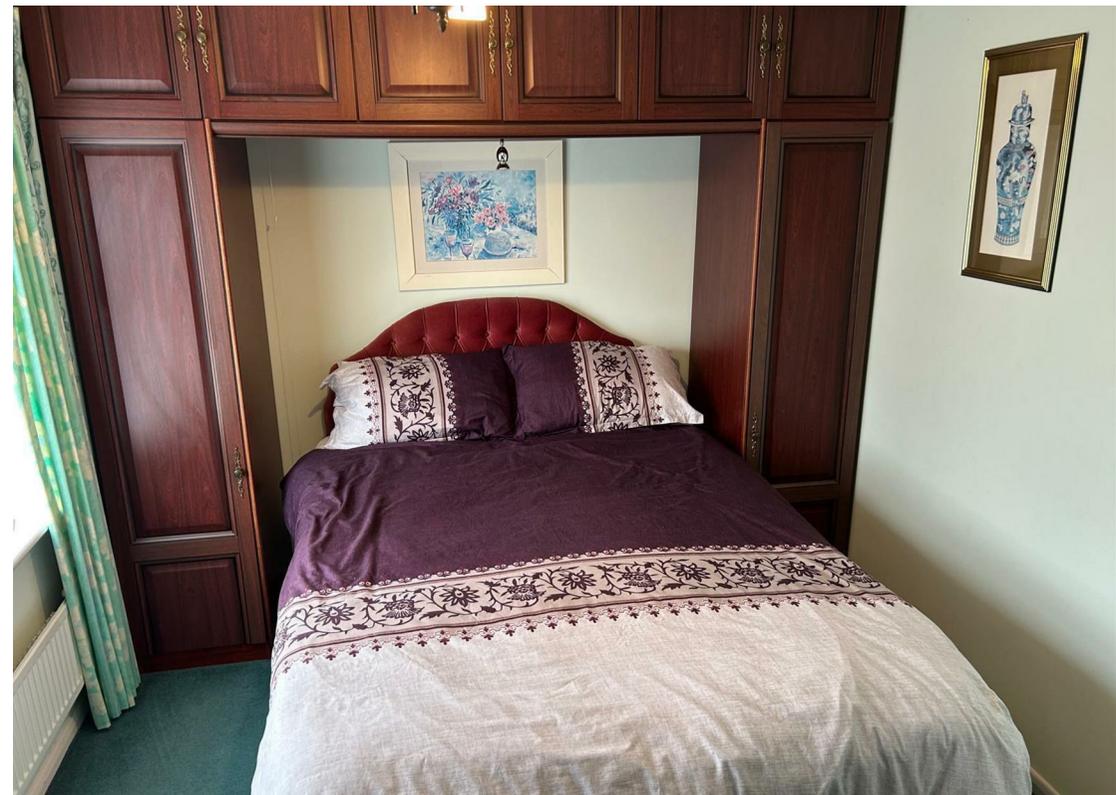
We are delighted to offer to the market this well presented four-bedroom family home on Murby Way in the ever popular Thorpe Astley.

The property offers spacious and modern living throughout, in a very convenient location. To the ground floor is a entrance hall, , through lounge diner, kitchen, utility area, conservatory and a downstairs bedroom with shower room.

The upstairs has three well-proportioned bedrooms with the main bedroom benefitting from ensuite and a family bathroom, while outside, the property benefits from a low-maintenance rear garden ideal for relaxing or entertaining to the rear and off road parking to the front.

The property also benefits from UPVC Double Glazing, Gas Central Heating and Fitted Solar Panels, this home combines comfort and style in a location close to local amenities, schools, and excellent transport links.

- Detached Family Home
- Four Bedrooms
- Off Road Parking
- Well Presented
- Conservatory
- Easy access to key transport routes including the M1, M69, and A563
- Internet - Standard, Super & Ultra are all available. See Ofcom for more details
- EPC Rating - C



## Location

Murby Way is located in the modern and well-established suburb of Thorpe Astley, within the Blaby district of Leicestershire. This popular residential area lies to the southwest of Leicester city centre, offering a peaceful suburban lifestyle with easy access to key transport routes including the M1, M69, and A563 (Leicester Outer Ring Road). The area is predominantly made up of modern detached and semi-detached family homes, built from the mid-1990s onwards. There is convenient access to a range of local amenities, including Fosse Park Shopping Centre, Meridian Leisure Park, and various supermarkets, restaurants, and fitness facilities. The area also has several well-rated schools, such as Fossebrook Primary School and The Winstanley School, all within a short distance. Public transport links provide easy connections into Leicester city centre, while nearby road networks make commuting simple. The area is also served by local parks, walking routes, and community facilities, contributing to a safe and family-friendly environment.

## Entrance Hall

Composite door to the front aspect, radiator, laminate flooring, stairs rising to the first floor landing.

## Lounge Diner

22'7 x 9'4 (6.88m x 2.84m)

Upvc double glazed bay window to the front aspect, sliding patio doors to the conservatory. Natural flame effect gas fire complemented by hearth and surround. three radiators, laminate flooring, television aerial point.

## Conservatory

11'2 x 7'8 (3.40m x 2.34m)

Upvc double glazed conservatory set on a brick base. hard roof with ceiling spotlights, radiator, laminate flooring.

## Kitchen

9'5 x 8'4 (2.87m x 2.54m)

A range of matching base and eyelevel units and drawers with worksurface over. one and a quarter bowl sink unit with mixer tap over. Splash back tiles, electric cooker point, plumbing for automatic washing machine or dishwasher, tiled floor, upvc double glazed window to the rear aspect.

## Utility Area

6'4 x 4'8 (1.93m x 1.42m)

Plumbing for automatic washing machine and space for tumble dryer with worksurface over. Boiler serving domestic heat and hot water, tiled floor, radiator, upvc double glazed door to the rear aspect.

## Cloakroom

4'8 x 2'8 (1.42m x 0.81m)

A two piece suite comprising: Low flush W.C., and wall mounted sink. Splash back tiles, tiled floor, radiator, upvc double glazed window to the side aspect.

## Bedroom Four with Shower Room (Ground Floor)

17'2 x 11'7 (5.23m x 3.53m)

Upvc double glazed window to the front aspect, wall mounted electric heater.

The understairs storage cupboard has been converted to include a shower cubical and extractor fan.

## Landing

Upvc double glazed window to the side aspect, loft access, airing cupboard housing immersion heater, radiator.

## Bedroom One

13'3 x 10'5 (4.04m x 3.18m)

Upvc double glazed window to the rear aspect, radiator.

## Ensuite

A matching three piece suite comprising: Low flush W.C., Vanity sink and shower cubical. Splashback tiles, heated towel rail, heat extractor fan, upvc double glazed window to the rear aspect.

## Bedroom Two

13'3 x 9'9 (4.04m x 2.97m)

Upvc double glazed window to the front aspect, radiator. Built-in wardrobes for storage complemented by matching chest of drawers.

## Bedroom Three

10'4 x 9'1 (3.15m x 2.77m)

Upvc double glazed window to the front aspect, radiator.

## Bathroom

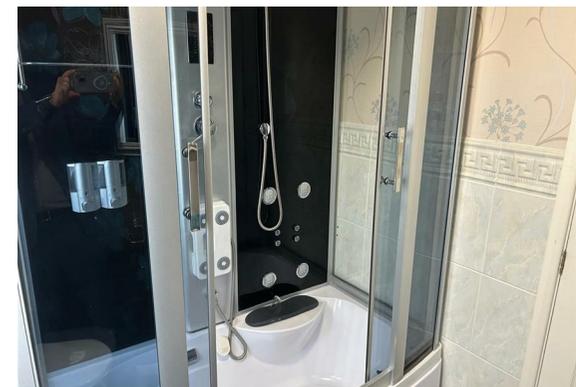
7'8 x 6'8 (2.34m x 2.03m)

A matching three piece suite comprising: Low flush W.C., pedestal wash hand basin and panel bath with spa shower cubical over. Splashback tiles, radiator, heat extractor fan, upvc double glazed window to the rear aspect.

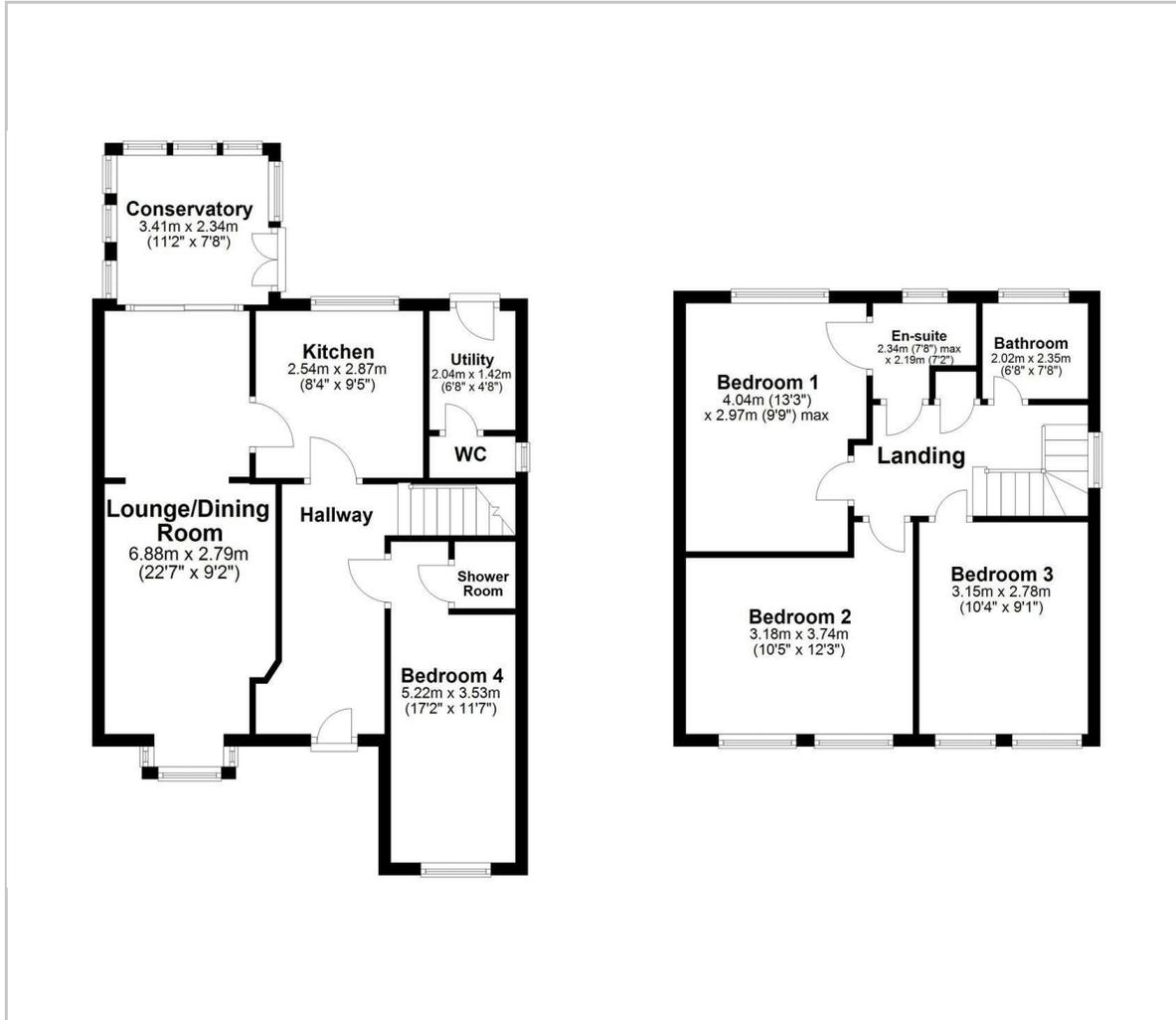
## Outside

To the front of the property is off road parking for multiple cars complemented by low maintenance garden area with slate over.

The rear of the property is mainly laid to lawn and complemented by a decked sitting area, garden shed for storage, decorative pond, an array of plant, trees and shrubs. Perimeter panel fencing. Gate access leading to the front of the property.



## Floor Plan



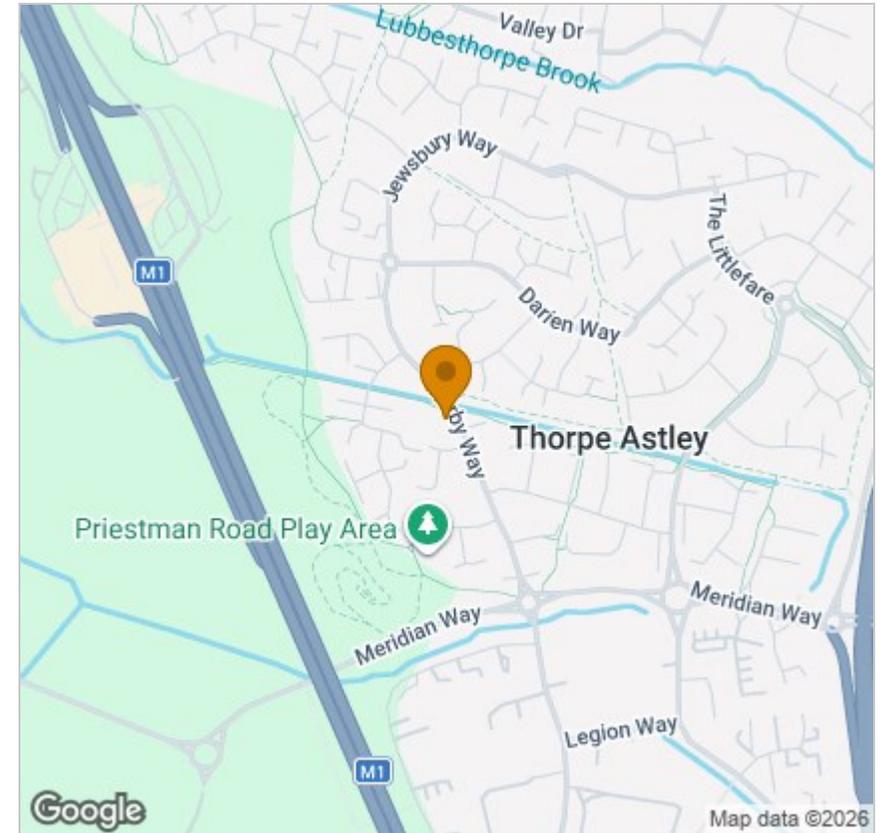
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

