



45 Darien Way Braunstone Thorpe Astley  
, Thorpe Astley, LE3 3TT

**£250,000**



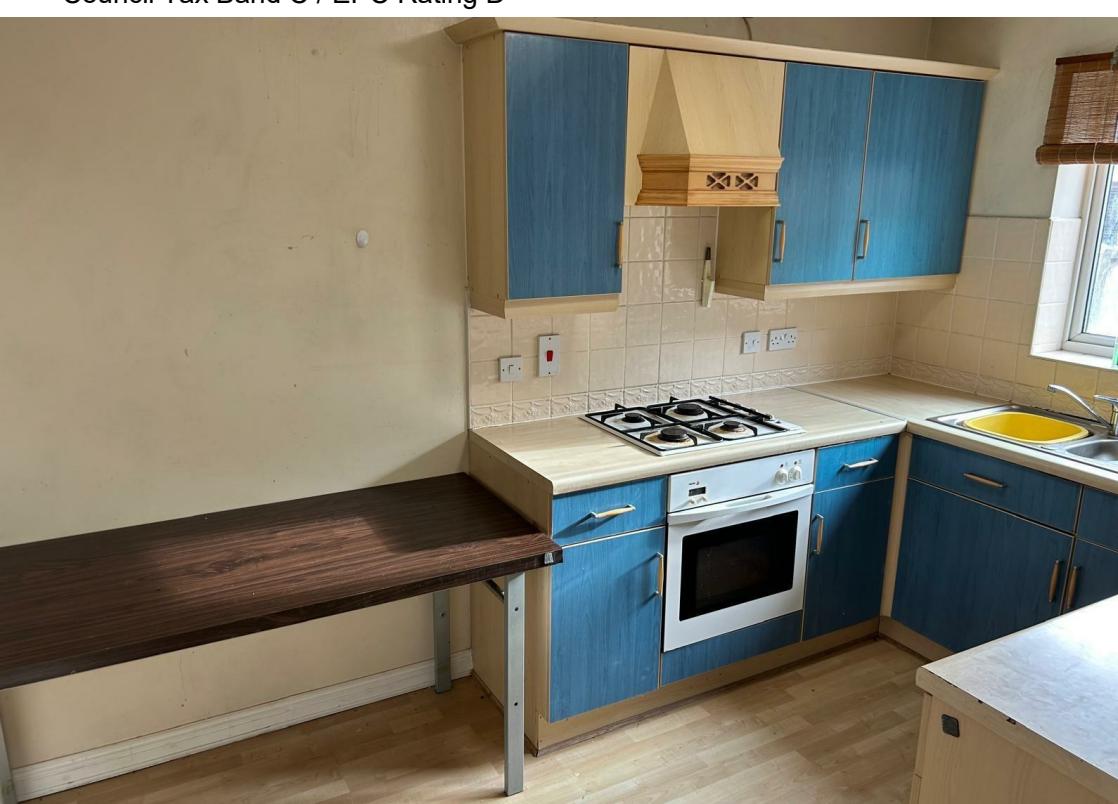
No upwards chain! This three bedroom semi detached property located in Thorpe Astley is an ideal family home.

The property briefly consists of; entrance hall, lounge, fitted kitchen, conservatory and W/C all on the ground floor, whilst the first floor offers three good size bedrooms with integrated wardrobes to the master and a fully fitted three piece bathroom suite.

The property also offers; front and rear gardens with off road parking and access into the garage to the front in addition to gas central heating and UPVC double glazing throughout.

Early viewing is highly advised.

- No Upward Chain!
- Three Bedrooms
- Semi Detached Home
- Off Road Parking & Garage
- Conservatory
- Downstairs W/C & Upstairs Bathroom
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden
- Internet - Standard, Superfast & Ultrafast
- Council Tax Band C / EPC Rating D



## Location

Thorpe Astley is located around 3 miles west of Leicester City Centre with a regular bus service. The location is convenient for local shops, Access to Fosse Park Shopping Centre and the motorway network. Local Schools include Ravenhurst Primary School and Winstanley Community College.

## Entrance Hallway

13'2 x 5'6 (4.01m x 1.68m)

Staircase to first floor, UPVC double glazed window and door to front aspect.



## W/C

2'5 x 5'6 (0.74m x 1.68m)

Low level freestanding sink, radiator.

## Kitchen

7'6 x 12'4 (2.29m x 3.76m)

Fitted with a combination of wall mounted and base level units, sink and drainer unit with mixer taps and splash back tiles, plumbing for washing machine, UPVC double glazed window to rear aspect.



## Lounge

15'7 x 9'4 (4.75m x 2.84m)

Sliding doors leading to conservatory. Radiator.



## Conservatory

9'9 x 9'4 (2.97m x 2.84m)

UPVC double glazed window surround set on brick base, radiator.

## Bedroom One

15'4 x 10'5 (4.67m x 3.18m)

UPVC double glazed window overlooking front aspect, two sets of integrated wardrobes, radiator.



## Bedroom Two

10'2 x 7'4 (3.10m x 2.24m)

UPVC double glazed window overlooking rear aspect, radiator.

## Bedroom Three

8'1 x 8'8 (2.46m x 2.64m)

UPVC double glazed window overlooking rear aspect, radiator.



## Bathroom

6'5 x 5'6 (1.96m x 1.68m)

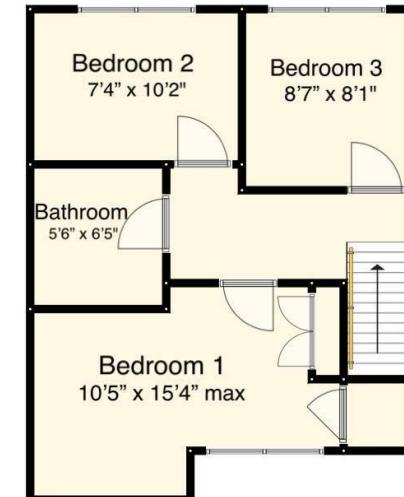
Panel bathtub with shower over, W/C, pedestal sink, extractor, radiator.



## Outside

The front remains partly laid to lawn with the majority being paved to allow for off road parking and access into the garage. Whilst the rear has been partially decked with the remain being laid to lawn with steps down.

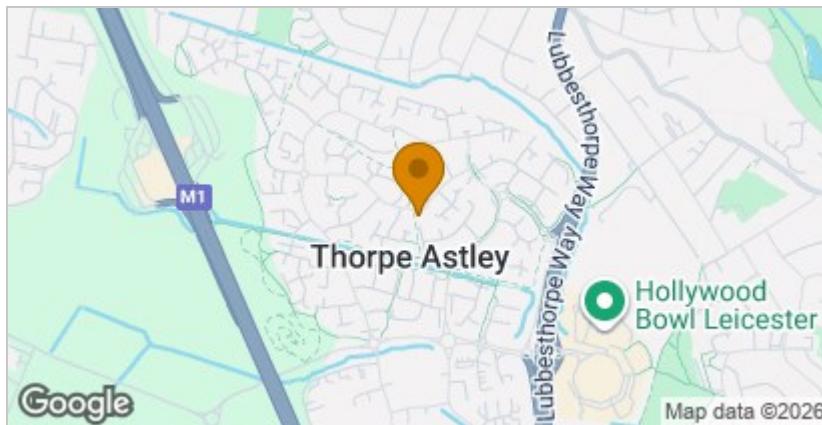
## Floor Plans



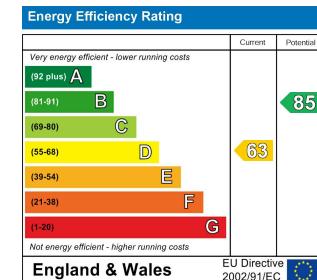
## Viewing

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

## Area Map



## Energy Efficiency Graph



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