



Asking Price £290,000

Murby Way, Thorpe Astley,, Leicester, LE3 3UH

- Link Detached
- Lounge
- Bathroom
- Off Road Parking and Detached Garage
- No Upper Chain
- Three Bedrooms
- Kitchen-Diner
- Rear Garden
- EPC Rating C Council Tax Band C
- Freehold



Offered for sale with NO UPPER CHAIN is this modern THREE BEDROOM LINK DETACHED house in THORPE ASTLEY.

The property briefly comprises an entrance hall, lounge, KITCHEN-DINER, to the ground floor.

Upstairs there are three bedrooms and a bathroom.

There is a nice rear garden with seating area and a DETACHED GARAGE with OFF ROAD PARKING.

Thorpe Astley is a popular residential area close to Leicester city centre, offering a suburban lifestyle with easy access to key transport routes including the M1, and M69.

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.



LOUNGE

15'7" x 10'10"ax (4.75 x 3.32max)

Built in under stairs cupboard, two radiators, double glazed window to front and side aspects.



ENTRANCE

Front door, radiator, staircase rising to first floor.



KITCHEN-DINER

15'6" x 8'9" (4.74 x 2.69)

Fitted units with worktops and tiled splash backs, sink with drainer, boiler, four ring gas hob, oven and extractor, space for fridge freezer, plumbing for washing machine, fuse box, radiator, double glazed window to front and side aspects, double glazed door to side leading into garden.



OTHER ASPECT



BEDROOM ONE

14'2" max reducing to 10'8" x 8'11" max reducing to (4.34 max reducing to 3.27 x 2.73 max reducing to 1)
Built in wardrobe, radiator, two double glazed windows to front aspect.



LANDING

Access to loft, radiator, built in cupboard housing water tank.



BEDROOM TWO

9'0" x 9'7" max reducing to 6'11" (2.76 x 2.94 max reducing to 2.11)
Radiator, double glazed window to front aspect.



BEDROOM THREE

7'10" x 6'5" (2.41 x 1.96)

Radiator, double glazed window to side aspect.



OUTSIDE

Paved seating area, mainly laid to lawn, water tap, gate to front aspect.



BATHROOM

8'5" max reducing to 5'6" x 5'10" (2.57 max reducing to 1.70 x 1.80)

Pedestal wash hand basin, bath with electric shower, low level W/C, radiator, part tiled walls, frosted double glazed window to side aspect.



DETACHED GARAGE

17'1" x 8'2" (5.22 x 2.49)

Up and over door, power.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must

not be inferred that any items shown are included in the sale with the property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



AML DISCLAIMER

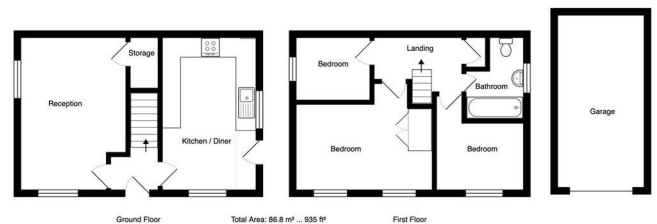
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

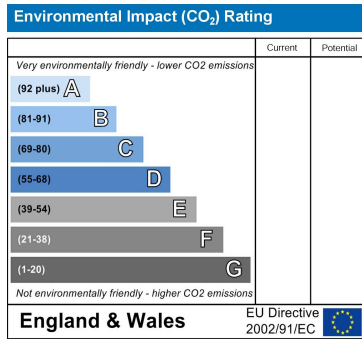
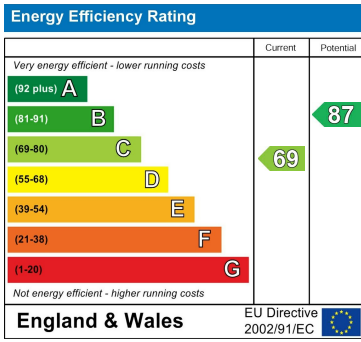
A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



All measurements and illustrations are approximate and may not be exact to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The estate agents and supplier will accept no liability for its accuracy.



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THINKING OF SELLING?

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- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

