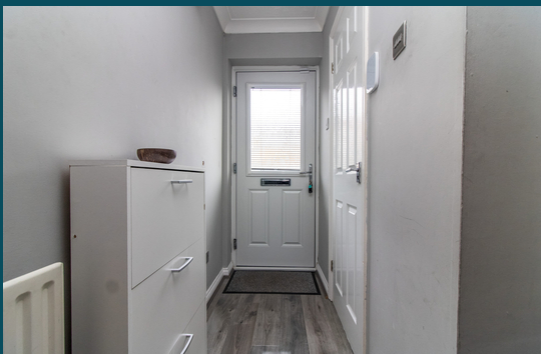




20 Darien Way, Thorpe Astley, Leicester LE33TT

MOORE  
& YORK





### Property at a glance:

- Modern Detached Family Home
- Newly Fitted Kitchen, Cloakroom/WC, Bathroom & En-Suite
- Three Double Bedrooms
- Gas Central Heating & D\G
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Parking & Garage
- Viewing Essential

**Offers Over £315,000 Freehold**



Exceptionally well presented three double bedroom detached family home situated in the heart of this popular residential development situated within a short drive of the popular Fosse Park Retail Centre, the stunning walks and bike routes of Everards Meadows and the M1/M69 road junction providing excellent transport links. The property has undergone a scheme of improvements to include newly fitted kitchen, cloakroom/WC, bathroom and en-suite and new flooring and carpet's throughout. Ideally suited for the growing family the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge and kitchen/dining room and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom and stands with gardens to front and rear with parking and garage to side.

### DETAILED ACCOMMODATION

Composite sealed double glazed door leading to

#### ENTRANCE HALL

Stairs leading to first floor accommodation, UPVC sealed double glazed windows, radiator.

#### CLOAKROOM/WC

Comprising low level WC and Vanity sink unit, heated towel rail, UPVC sealed double glazed window, large tiled half wall

#### LOUNGE

16' 5" x 11' 9" (5.00m x 3.58m) Radiator, UPVC sealed double glazed square bay window, TV point, under stairs cupboard.



### KITCHEN/DINING ROOM

15' 0" x 9' 8" (4.57m x 2.95m) Fitted in a range of soft close cashmere units comprising stainless steel large sink unit with mixer tap over and drawers and cupboards under, matching base units with granite countertops with matching upturn over and drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, easy wipe splash back, integrated dishwasher and washing machine, UPVC sealed double glazed window, fridge/freezer space, UPVC sealed double glazed French door to rear garden, radiator

### FIRST FLOOR LANDING

Access to loft space, radiator, airing cupboard











## BEDROOM 1

11' 8" x 11' 0" (3.56m x 3.35m) Radiator, UPVC sealed double glazed window, built in wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising large tiled natural rainwater shower unit, push button low level WC and Vanity sink unit, heated towel rail, tiled throughout, easy wipe ceiling

## BEDROOM 2

16' 4" x 8' 7" (4.98m x 2.62m) Radiator, UPVC sealed double glazed window, fitted wardrobe, eaves storage

## BEDROOM 3

10' 3" x 8' 10" (3.12m x 2.69m) Radiator, UPVC sealed double glazed window, fitted wardrobe and desk.

## FAMILY BATHROOM

Three piece comprising L-shaped bath with natural rainwater shower over, Vanity sink unit set in a bathroom cabinet incorporating WC, heated towel rail, UPVC sealed double glazed window, easy wipe ceiling.

## OUTSIDE

Block paved patio garden to front and tarmac driveway to side providing parking leading to garage with up and over door. Patio and lawn garden to rear

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.















## TENURE

Freehold.

## EPC RATING

D

## COUNCIL TAX BAND

Blaby D

## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



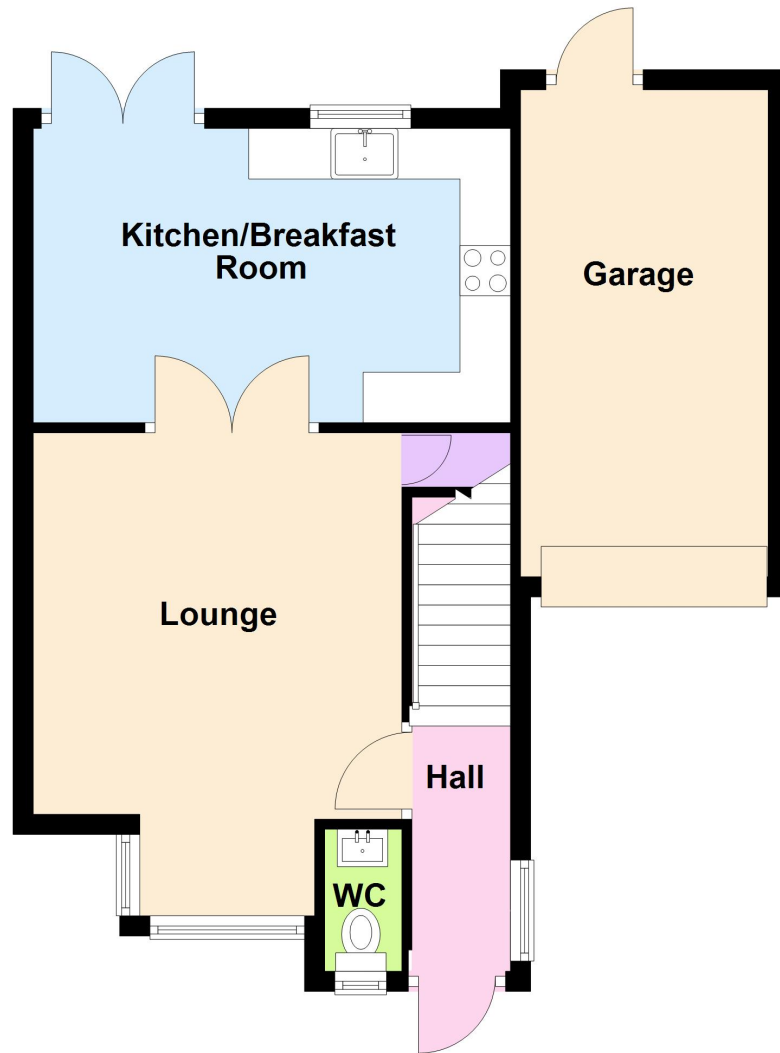




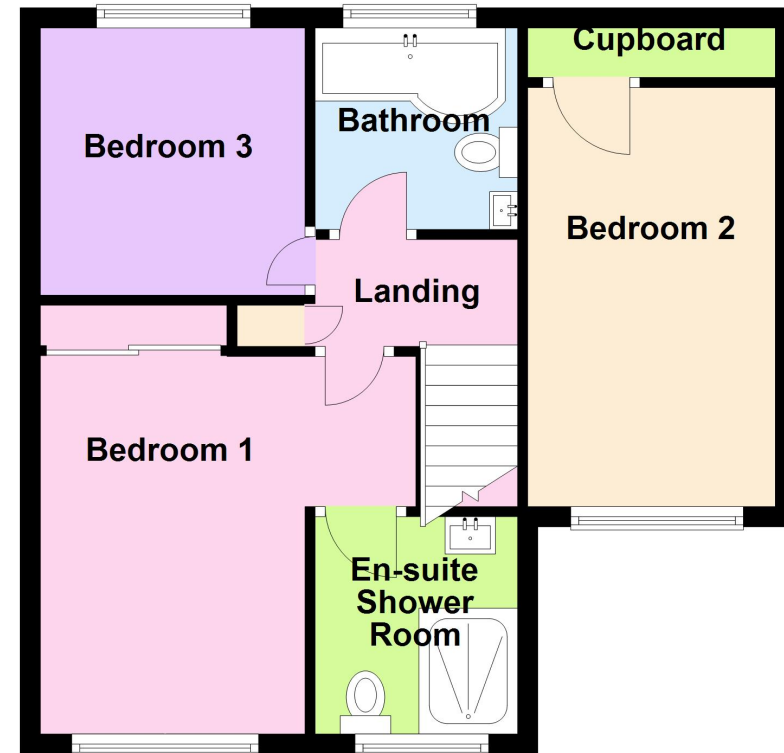




## Ground Floor



## First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



