



Impey Close, Thorpe Astley, Braunstone, Leicester, LE3 3SW

- OPEN PLAN LOUNGE - DINING ROOM
- DETACHED PROPERTY
- MAIN BEDROOM WITH EN SUITE
- REAR GARDEN WITH LAWN
- EXCELLENT ROAD LINKS
- FITTED KITCHEN/DINER
- THREE GENEROUS BEDROOMS
- FAMILY BATHROOM WITH SHOWER AND DOWNSTAIRS WC
- GARAGE AND DRIVEWAY
- CLOSE TO MERIDIAN LEISURE AND FOOSE PARK RETAIL OUTLETS

£1,350 Per Month



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DESCRIPTION

Welcome to this delightful detached house located in the sought-after area of Thorpe Astley. This well-presented property, built in 2001, offers a generous living space of 1,066 square feet, making it an ideal family home.

Upon entering, you will find an open plan lounge-dining room that provides a perfect setting for both unwinding and entertaining. The fitted kitchen-diner is well-equipped and offers a practical space for rustling up some culinary delights for family meals. Additionally, there is a convenient downstairs WC for guests.

The first floor boasts three good-sized bedrooms, ensuring ample space for family. The master bedroom features a modern ensuite shower room, providing a private retreat. A family bathroom, complete with a shower over the bath, serves the other two bedrooms.

Externally, the property benefits from a well-maintained rear garden, which includes a lawn and raised bedding planters, perfect for those with green fingers. The garage and driveway offer ample off-road parking.

This home is ideally situated with excellent road links to the city and local motorways, making commuting a breeze. Furthermore, you will find the Meridian Leisure Park and Fosse Park retail centre nearby, providing a variety of shopping and entertainment options.

This property is available now to let, and to find out further information, contact your local Hunters estate Agents in Wigston to arrange your viewing.

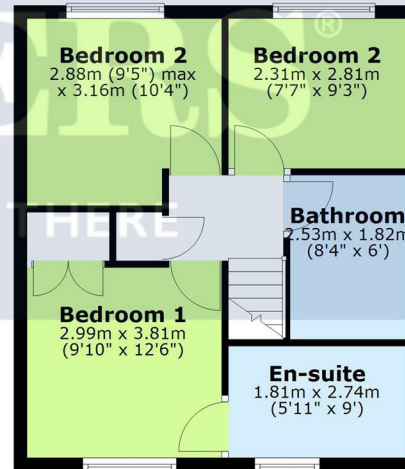




Ground Floor



First Floor



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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Viewings

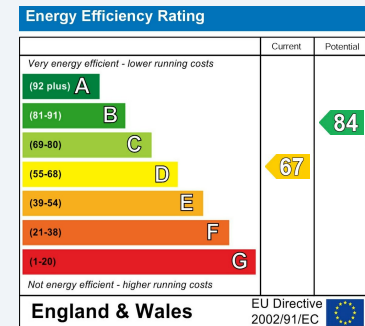
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.