



## Wellingar Close

Thorpe Astley



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## Thorpe Astley

- Three storey family home
- Master bedroom with en suite facilities
- Two further bedrooms and family bathroom
- Sitting room with Juliet balcony
- Low maintenance rear garden
- Integrated garage and off road parking
- Excellent commuter links to M1, M6 & Leicester City
- EPC Rating C

### General Description

Offered to the market is this well maintained three bedroom semi detached family home situated in Thorpe Astley. Thorpe Astley is ideally situated for commuter access to the M1, M69 and Leicester City Centre. There is also a leisure complex is located about 5 minutes away from Thorpe Astley, containing a bowling alley, a cinema, and several restaurants.

The property comprises in brief; Entrance hall, bedroom three with patio doors to rear garden, and downstairs WC. To the first floor is a spacious lounge with Juliet balcony, fitted kitchen with oven & gas hob, integrated fridge/freezer, dishwasher and washing machine. To the second floor is bedroom one with en suite shower room, bedroom two and family bathroom with shower over bath.

To the front of the property is a driveway for one vehicle and having access to the integrated garage. To the rear is a low maintenance garden being mainly laid to lawn with patio area and access to the integrated garage.

Viewing strictly by appointment only via Alexanders (01530) 435905.



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## Accommodation

### Entrance Hall

### Bedroom Three

9' x 7'8 (2.74m x 2.34m)

### WC

### First Floor

### Sitting Room

19'7 x 10'11 max (5.97m x 3.33m max)

### Kitchen

9'3 x 8'11 max (2.82m x 2.72m max)

### Second Floor

### Bedroom One

10'11 x 10'5 max (3.33m x 3.18m max)

### En Suite

### Bedroom Two

10'5 x 9'4 (3.18m x 2.84m)

### Bathroom

### Garage

19'7 x 8'2 (5.97m x 2.49m)

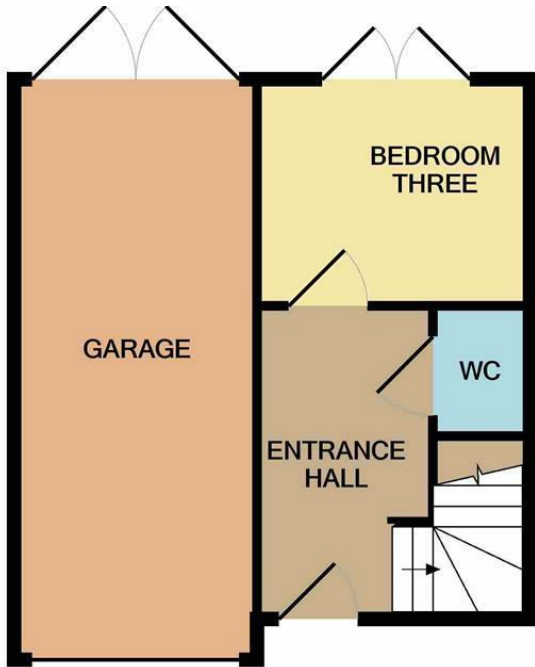
### EPC Rating

Awaiting EPC

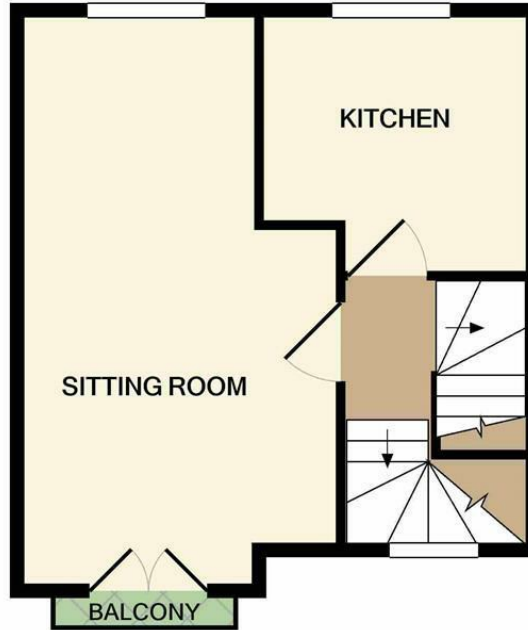
### Local Authority

Blaby District Council, Council Offices, Desford Road,  
Leicester, LE19 2EP. Telephone: (0116 275 0555). Council Tax  
Band C.

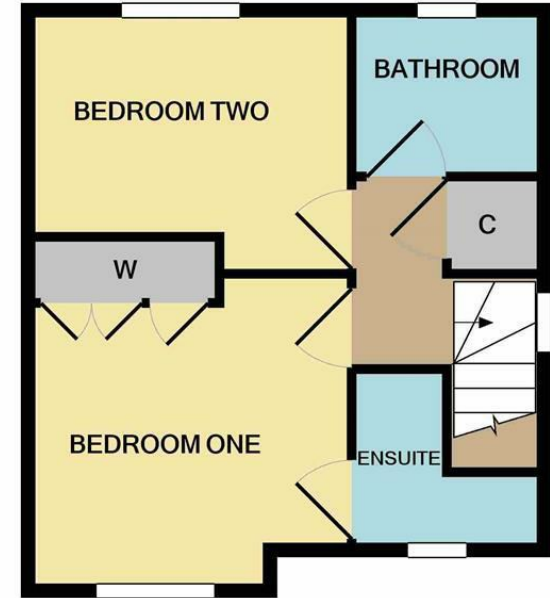




GROUND FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 SQ.M.)

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

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