

**SOLD  
STC**



**87a Station Road, Broughton Astley, Leicester LE9 6PU**

**SSTC £625,000 - Freehold**

97, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 [sales@davidrobinsonestates.co.uk](mailto:sales@davidrobinsonestates.co.uk)





## PROPERTY DESCRIPTION

One In A Million! - Situated in this highly sought after location you will find this fully refurbished executive EXTENDED detached bungalow which has outstanding accommodation comprising, entrance hall, lounge, re-fitted kitchen diner, utility, study/bedroom four, three great sized bedrooms, en-suite to the master, family bathroom, solar panels, gas fired central heating to radiators, double glazing. The property is situated on a private plot with ample off road parking to the front giving access to detached double garage (currently being used as a music room), to the rear there are well maintained private gardens. Internal viewing comes highly recommended to appreciate the level of accommodation.

## POINTS OF INTEREST

- *Detached Bungalow*
- *Three Bedrooms*
- *Double Garage/Music Room*
- *Fitted Kitchen/Diner*
- *Study/Bedroom Four*
- *En-Suite*
- *Extended*
- *Solar Panels*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the front aspect, Amtico flooring, ceiling spot lights and built in airing cupboard.

#### Lounge

14' 0" x 17' 9" (4.27m x 5.41m) UPVC double glazed window to the front/side aspect, feature fireplace, ceiling spot lights and radiator.

#### Fitted Kitchen Diner

21' 3" x 15' 0" (6.48m x 4.57m) UPVC double glazed bi-folding doors and UPVC double glazed window to the rear aspect, two double glazed Velux windows to the front aspect, re-fitted with a range of wall and base bespoke units with built in "NEF" appliances: combination microwave oven, separate oven, induction hob, warming draw, extractor, sink/drainage, dish washer, fridge/freezer, centre island Amtico flooring and radiators.

#### Utility

Double glazed door to the rear aspect, being fitted with a range of wall and base units with built in sink/drainage, plumbing for washing machine, Amtico flooring and radiator.

#### Study/Bedroom Four

9' 2" x 5' 10" (2.79m x 1.78m) UPVC double glazed window to the front aspect, Amtico flooring and radiator.

#### Bedroom One

10' 11" x 10' 8" (3.33m x 3.25m) UPVC double glazed window to the rear aspect, "Sharps" fitted wardrobes and radiator.

#### En-Suite

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising low level wc, hand wash basin, shower cubicle (with Mira power shower), Amtico flooring and heated towel rail.

#### Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Three

9' 11" x 10' 11" (3.02m x 3.33m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

### Family Bathroom

UPVC double glazed window to the rear aspect, fitted with four piece suite comprising low level wc, hand wash basin, bath, shower cubicle (with power shower), tiled surround, Amtico flooring, radiator and heated towel rail.

### Front Garden

To the front of the property there is a private entrance providing ample off road parking giving access to detached double garage (currently being used as a music room), electric car charging point. Further to the front there are laid to lawn gardens with hedge surround and patio area.

### Detached Double Garage

With electric roller shutter door, providing work space and benches 16' 0" x 3' 0" (4.88m x 0.91m). The double garage has currently been converted to a high tech music room 14' 3" x 13' 4" (4.34m x 4.06m) with humidity controller/heat exchange unit, fully insulated/sound proofed, fire door and UPVC double glazed window to the side aspect.

### Rear Garden

To the rear of the property there are beautifully maintained private gardens with laid to lawn gardens large patio, well stocked borders with plants/shrubs, two sheds and side access.

### Additional Notes:

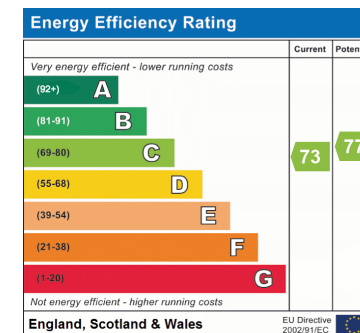
Council tax band E (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

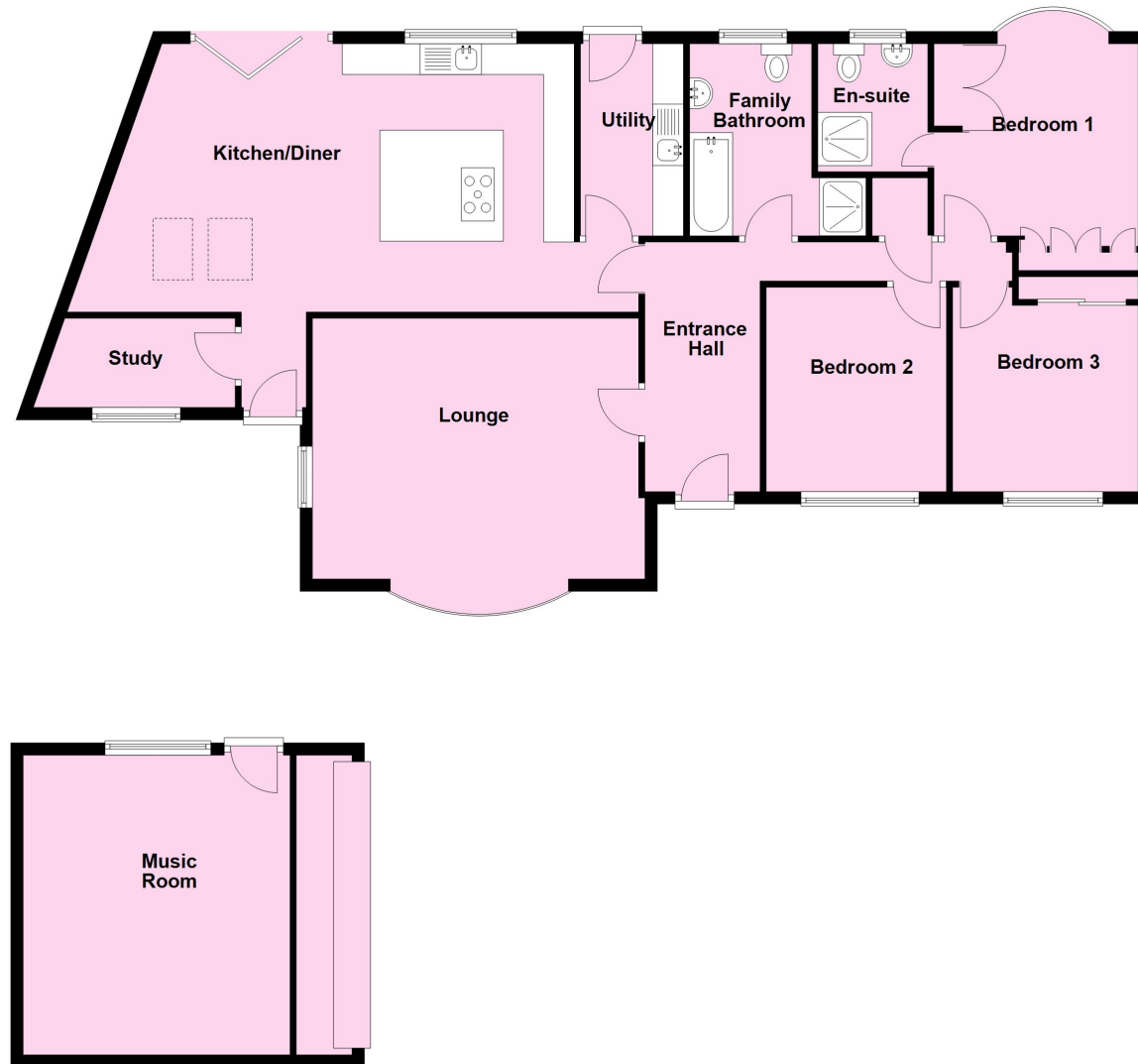
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



### Ground Floor

Approx. 152.9 sq. metres (1646.0 sq. feet)



Total area: approx. 152.9 sq. metres (1646.0 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.