

FOR
SALE



Leicester Road, Broughton Astley, Leicester LE9 6QE

£385,000 - Freehold

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PROPERTY DESCRIPTION

On Its Own! - A rare chance to buy a beautifully detached modern bungalow situated in this non estate location. The impressive accommodation is wheel chair friendly and would suit a broad selection of buyers from families to elderly, especially those clients that require care and assisted living. The good size family space comprising, entrance hall, open plan living dining kitchen, utility, three bedrooms, master & bedroom two with en-suite facilities, in addition there is separate wc. The property benefits from UPVC double glazed windows, low maintenance rear garden with ample off road parking to the front giving access to single garage. The local village is within easy reach boasting all your needs such as local shops/doctors etc and internal viewing is essential!

POINTS OF INTEREST

- *Detached Bungalow*
- *Three Bedrooms*
- *Open Plan Living Dining Kitchen*
- *Two En-Suites*
- *Sep WC*
- *Garage*
- *Private Location*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to front aspect, tiled flooring, ceiling spot lights and cloak cupboard.

Separate WC

Being fitted with two piece suite comprising, low level wc, hand wash basin, tiled floor, ceiling spot lights and heated towel rail.

Open Plan Living Dining Kitchen

UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear aspect, being fitted with a range of wall and base units, corner cupboard (with pull out basket, built in oven, five ring burner hob, extractor, large breakfast bar, plumbing for dish washer, tiled flooring, ceiling spot lights and radiator.

Utility

Being fitted with a range of wall and base units with built in sink/drain, plumbing for washing machine, vented for tumble dryer, tiled flooring and courtesy door to the single garage.

Bedroom One

15' 4" x 10' 4" (4.67m x 3.15m) UPVC double glazed window to rear aspect, fitted wardrobe and radiator.

En-Suite

UPVC double glazed window to side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, "P" shaped bath with shower over, tiled flooring, tiled surround, ceiling spot lights and heated towel rail.

Bedroom Two

12' 6" x 9' 4" (3.81m x 2.84m) UPVC double glazed window to front aspect, fitted wardrobe and radiator.

Wet Room

UPVC double glazed window to side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, tiled flooring and tiled surround.

Bedroom Three

9' 6" x 6' 5" (2.90m x 1.96m) UPVC double glazed window to front aspect and radiator.

Front Garden

To the front of the property there is ample off road parking giving access to single garage.

Single Garage

Fully sealed roller door with remote control, power and lighting.

Rear Garden

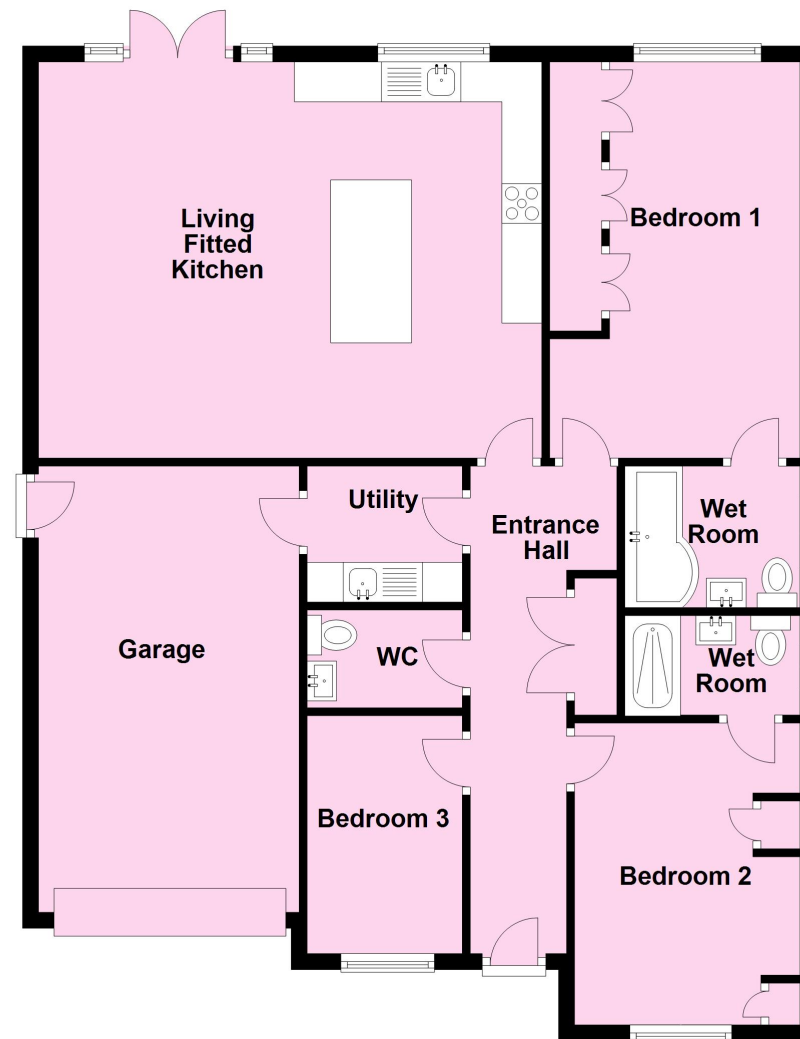
To the rear of the property there are low maintenance gardens, mainly astroturf set in private position.

Additional Notes:

Council tax band D (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. 108.0 sq. metres (1162.6 sq. feet)



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

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