

**SOLD
STC**



40 Speedwell Drive, Broughton Astley, Leicester LE9 6YW

SSTC £425,000 - Freehold



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PROPERTY DESCRIPTION

Room For All The Family! - This fantastic four bed detached EXTENDED home offers great sized accommodation comprising, entrance hall, downstairs wc, lounge, fitted kitchen diner, family/play room, utility, study area, first floor landing, four generous bedrooms, master with en-suite, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows. The property benefits from ample off road parking for multi vehicles and attractive gardens to the rear. Internal viewing is considered essential to appreciate the level of accommodation on offer.

POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Lounge*
- *Fitted Kitchen/Diner*
- *Utility*
- *En-Suite*
- *Family/Play Area*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to front aspect, tiled floor, stairs to first floor landing and radiator.

Downstairs WC

UPVC double glazed window to front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

Lounge

16' 4" x 10' 5" (4.98m x 3.17m) UPVC double glazed window to front aspect and two radiators.

Fitted Kitchen/Diner

20' 4" x 10' 7" (6.20m x 3.23m) UPVC double glazed window to rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, dish washer, under stairs cupboard and radiator.

Utility

UPVC double glazed window to rear aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units, sink/drain, plumbing for washing machine and radiator.

Family / Play Room

11' 0" x 9' 1" (3.35m x 2.77m) UPVC double glazed window to rear aspect, UPVC double glazed french doors to side aspect and radiator.

Office Area

13' 8" x 7' 9" (4.17m x 2.36m) UPVC double glazed door to the side aspect and storage heater.

First Floor

First Floor Landing

Loft access and built in airing cupboard.

Bedroom One

14' 2" x 10' 1" (4.32m x 3.07m) Two UPVC double glazed windows to the front aspect, fitted wardrobe and radiator.

En-Suite

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

Bedroom Two

13' 11" x 9' 6" (4.24m x 2.90m) UPVC double glazed bay window to the front aspect and radiator.

Bedroom Three

10' 9" x 9' 2" (3.28m x 2.79m) UPVC double glazed window to rear aspect, fitted wardrobe and radiator.

Bedroom Four

8' 9" x 7' 8" (2.67m x 2.34m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, part tiled walls, tiled flooring.

Front Garden

To the front of the property there is ample off road parking for multi vehicles.

Rear Garden

To the rear of the property there are good sized private laid to lawn gardens with patio area and side access.

Additional Notes:

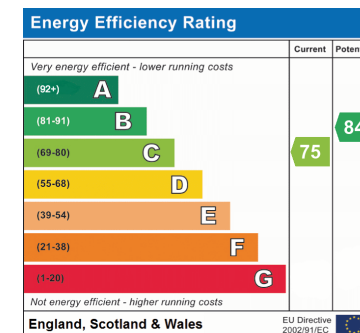
Council tax band D (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

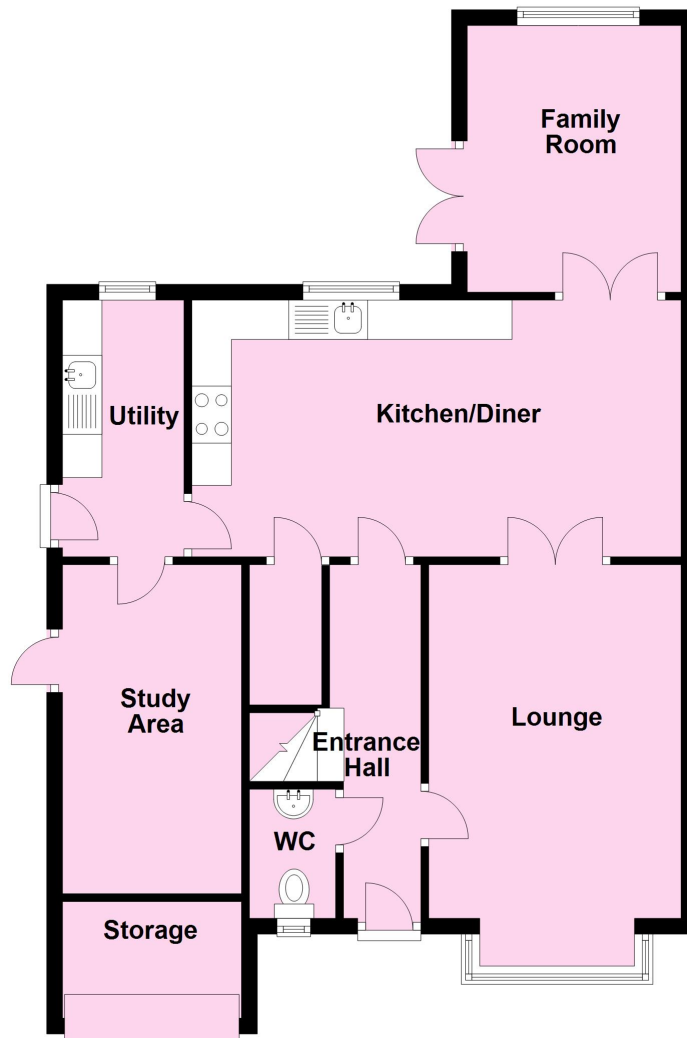
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



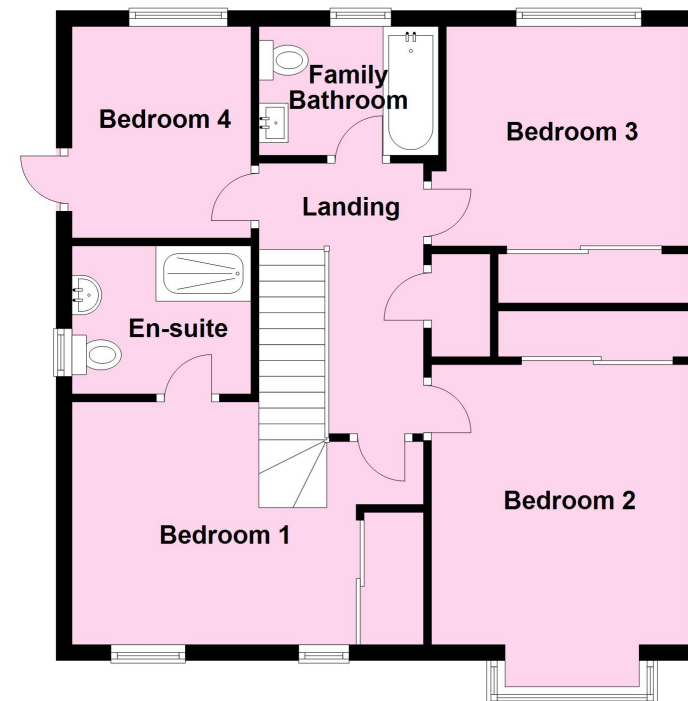
Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 137.6 sq. metres (1480.8 sq. feet)

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