

FOR
SALE



Baldwin Rise, Broughton Astley, LEICESTER, Leicestershire LE9 6QQ

£369,950 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Space For All The Family! - With catchment for Orchard Primary School & flexible living accommodation you won't go wrong with this four/five bed family link-detached. The good sized accommodation comprises, entrance hall, down stairs wc, lounge, dining area, fitted kitchen, utility, games/study/bedroom five, first floor landing, FOUR EXCELLENT SIZED BEDROOMS, bathroom, separate wc. The property benefits from gas fired central heating, UPVC double glazing with ample off road parking to front giving access to single garage and attractive gardens to rear, internal viewing comes highly recommended!

POINTS OF INTEREST

- *Link Detached*
- *Four/Five Bedrooms*
- *Lounge*
- *Dining Area*
- *Fitted Kitchen*
- *Utility*
- *Bathroom*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to front aspect, laminate flooring, stairs to first floor landing and radiator.

Down Stairs WC

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

Lounge

16' 10" x 11' 7" (5.13m x 3.53m) UPVC double glazed window to front aspect, laminate flooring and radiator.

Dining Area

10' 9" x 8' 8" (3.28m x 2.64m) UPVC double glazed french doors to rear aspect, laminate flooring.

Fitted Kitchen

9' 10" x 8' 9" (3.00m x 2.67m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in extractor, sink/drain, ceiling spot lights, tiled flooring and radiator.

Utility

13' 6" x 7' 9" (4.11m x 2.36m) UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect, being fitted with a range of wall and base units, plumbing for washing machine & dishwasher, tiled floor and radiator.

Study/Games/Bedroom Five

11' 7" x 7' 3" (3.53m x 2.21m) Two skylight windows and radiator.

First Floor Landing

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Loft access and built in airing cupboard.

Bedroom One

12' 2" x 9' 5" (3.71m x 2.87m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

16' 3" x 7' 9" (4.95m x 2.36m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m) UPVC double glazed window to the rear aspect, built in wardrobe and radiator.

Bedroom Four

9' 2" x 7' 9" (2.79m x 2.36m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

Family Bathroom

Two UPVC double glazed windows to the rear aspect, being fitted with four piece suite comprising,, low level wc, hand wash basin, bath, separate shower cubicle, part tiled walls, ceiling spot lights.

Front Garden

Mainly laid to lawn with ample off road parking for multi vehicles.

Garage

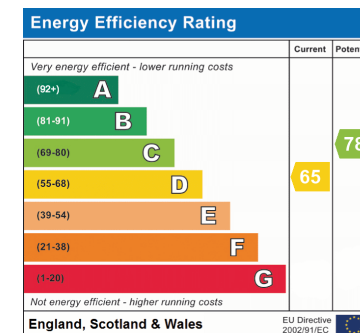
Only for storage purposes with electric garage door.

Rear Garden

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

Additional Notes:

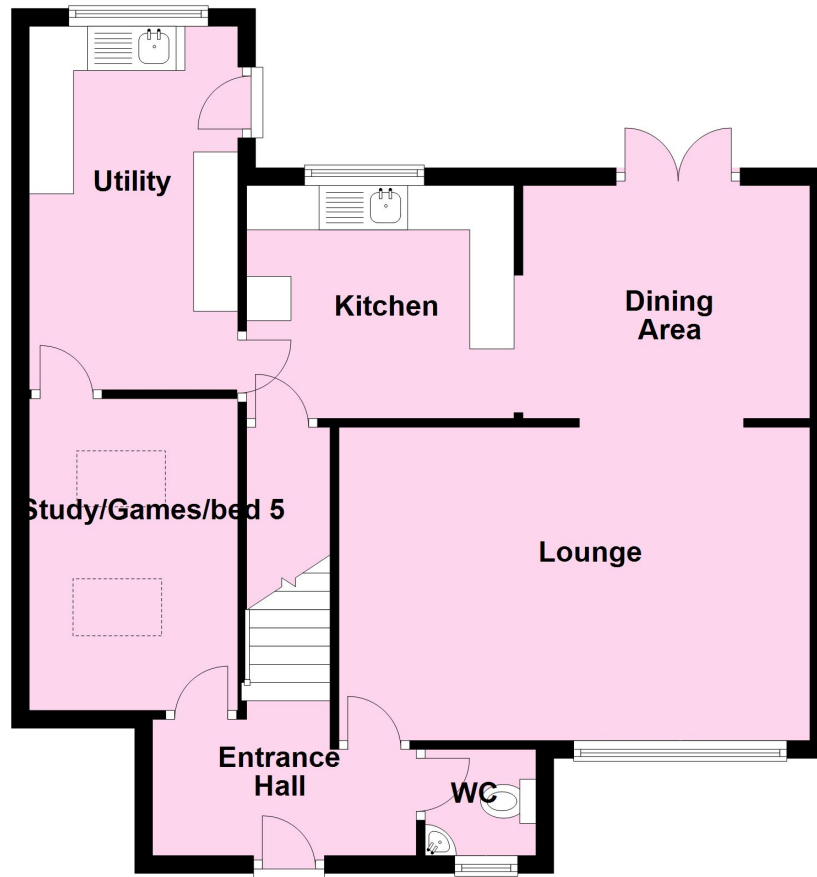
Council tax band D (Harborough District Council)
Standard Brick Construction / Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of





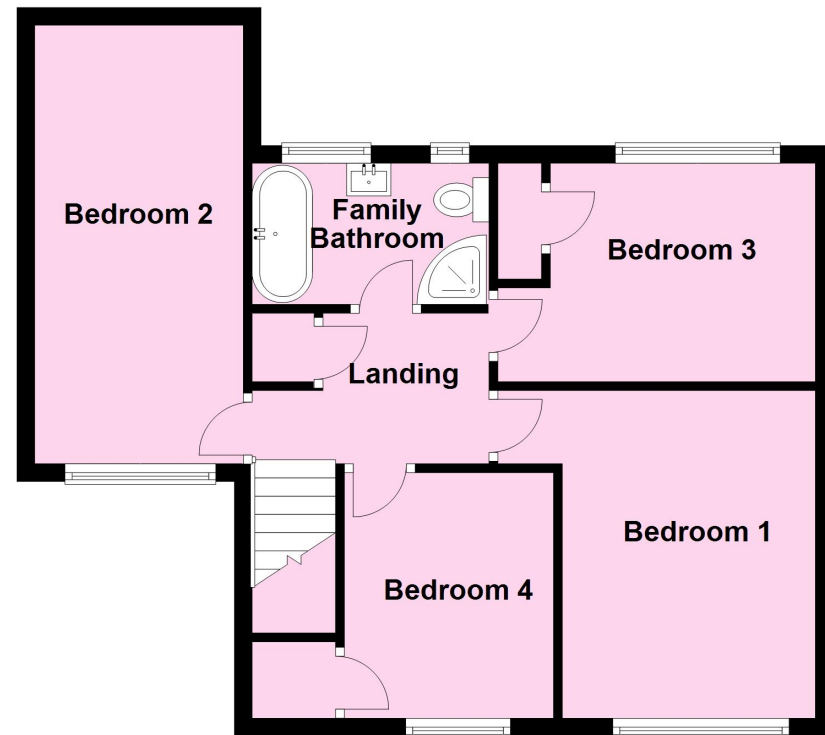
Ground Floor

Approx. 64.7 sq. metres (696.5 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 116.1 sq. metres (1250.1 sq. feet)