

**SOLD
STC**



13 Uppingham Drive, Broughton Astley, Leicester LE9 6SG

SSTC £179,950 - Freehold

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PROPERTY DESCRIPTION

Great Step On The Ladder! - This mid town house is presented in fantastic condition with great sized accommodation comprising, entrance porch, lounge, kitchen/diner, first floor landing, two good sized bedrooms, with lots of storage space and bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with attractive low maintenance garden to the rear and ample off road parking further to the side for multi vehicles. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge*
- *Kitchen/Diner*
- *Ample ORP*
- *Attractive Gardens*
- *Bathroom*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

UPVC double glazed door to the side aspect.

Lounge

15' 5" x 11' 10" (4.70m x 3.61m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

Kitchen Diner

11' 9" x 11' 6" (3.58m x 3.51m) Double glazed door to the rear aspect, UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in sink/drain, plumbing for washing machine, tiled flooring and radiator.

First Floor

First Floor Landing

Loft access.

Bedroom One

11' 9" x 10' 0" (3.58m x 3.05m) UPVC double glazed window to the front aspect, four built in storage cupboards and radiator.

Bedroom Two

6' 6" x 11' 8" (1.98m x 3.56m) UPVC double glazed window to the rear aspect, laminate flooring and radiator.

Bathroom

Being fitted with three piece suite comprising low level wc, hand wash basin, bath with shower over and laminate flooring.

Front Garden

To the front of the property there are low maintenance gardens.

Rear Garden

To the rear of the property there is a good sized decking area and private garden with rear access.

Off Road Parking

Located further to the right of the property providing multiple tandem spaces.

Additional Notes:

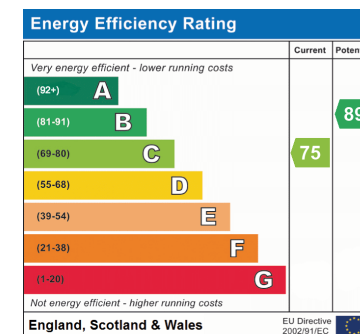
Council tax band A (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

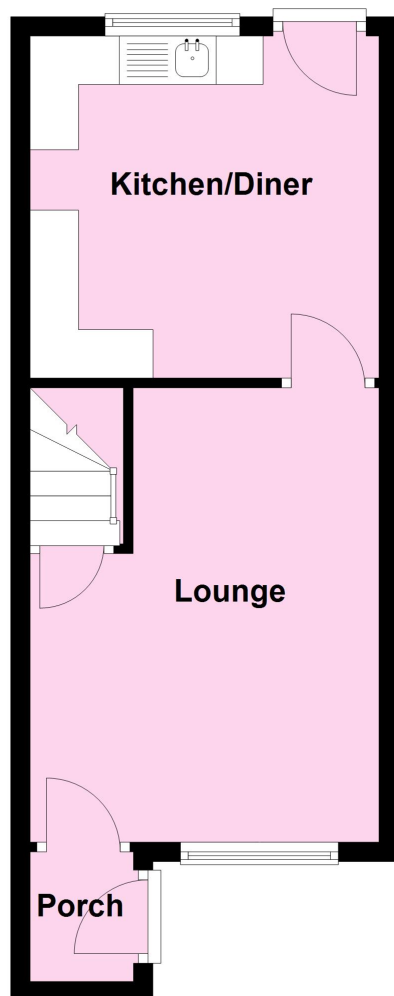
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



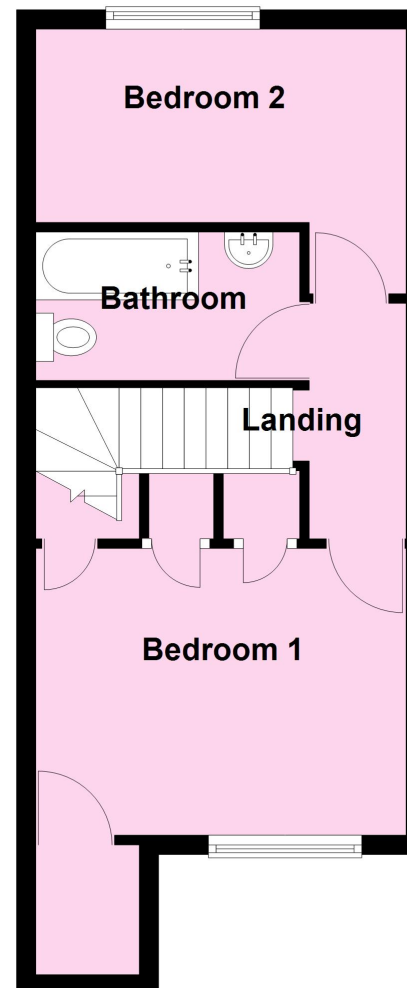
Ground Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 64.9 sq. metres (698.6 sq. feet)

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