

SOLD
STC



27 Malling Avenue, Broughton Astley, Leicester LE9 6QS

SSTC £275,000 - Freehold

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PROPERTY DESCRIPTION

E-X-T-E-N-D-E-D! - This beautifully maintained property provides ample living space for all the family comprising, entrance hall, EXTENDED lounge/diner, fitted kitchen, first floor landing, three good sized bedrooms, family bathroom. The property benefits from gas fired central heating to radiators (new boiler 2024), double glazing with ample off road parking to the front, car port to the side and private garden to the rear. The garage has been converted into a entertaining area with bar! Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen*
- *Bathroom*
- *Car Port*
- *Viewing Essential*
- *Extended*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Extended Lounge/Diner

25' 8" x 14' 8" (7.82m x 4.47m) UPVC double glazed french doors to the rear aspect, UPVC double glazed window to the side aspect, double glazed velux window to the rear aspect, laminate flooring and two radiators.

Fitted Kitchen

10' 8" x 8' 5" (3.25m x 2.57m) UPVC double glazed window to the front aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, dish washer.

First Floor

First Floor Landing

Loft access and built in airing cupboard.

Bedroom One

11' 11" x 9' 1" (3.63m x 2.77m) UPVC double glazed window to the front aspect, over stairs cupboard, laminate flooring, fitted wardrobe, over stairs cupboard and radiator.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m) UPVC double glazed window to the rear aspect, laminate flooring and radiator.

Bedroom Three

10' 4" x 6' 1" (3.15m x 1.85m) UPVC double glazed window to the rear aspect, laminate flooring and radiator.

Family Bathroom

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower, heated towel rail.

Front Garden

To the front of the property there is ample off road parking for multi vehicles giving access to car port.

Rear Garden

To the rear of the property there are low maintenance gardens with garage 14' 11" x 8' 1" (4.55m x 2.46m) that is currently converted into a great entertaining space incorporating a bar.

Additional Notes:

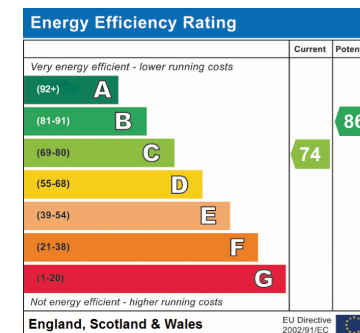
Council tax band B (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

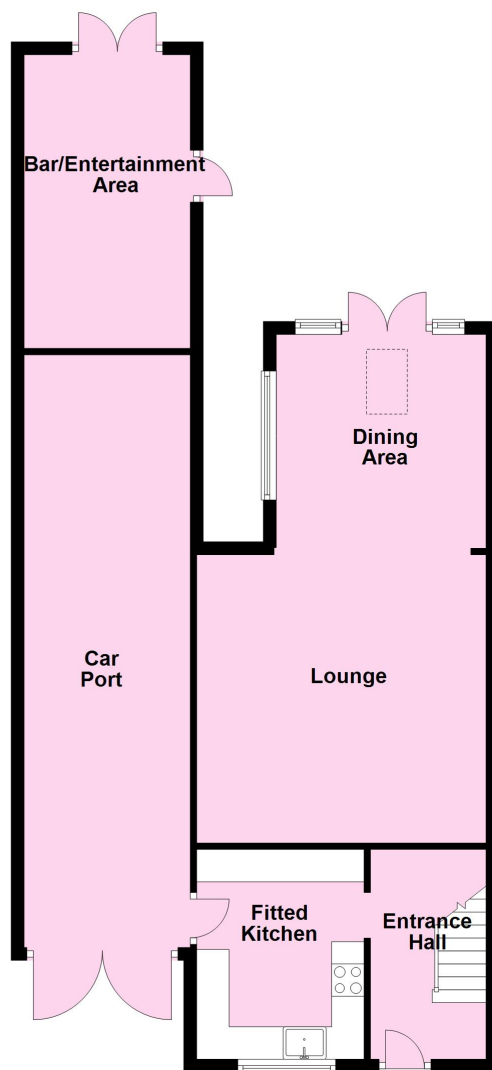
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



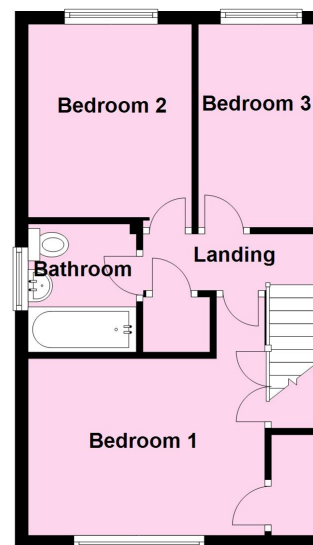
Ground Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 117.2 sq. metres (1261.2 sq. feet)

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