

**SOLD
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5 Trefoil Close, Broughton Astley, LEICESTER LE9 6YZ

SSTC £450,000 - Freehold



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PROPERTY DESCRIPTION

Prime Village Location! - Awaits the lucky buyer of this EXTENDED four bed detached family home with good sized accommodation comprising; entrance hall, lounge, fitted kitchen diner, extended family area, utility, down stairs wc, first floor landing, four sizeable bedrooms, master benefits from en-suite and there is a re-fitted family bathroom. The property benefits from gas fired central heating to radiators, double glazing with attractive gardens to rear and off road parking with access to garage to front. Internal viewing is a must!

POINTS OF INTEREST

- *Fabulous Detached*
- *Four Bedrooms*
- *Lounge*
- *Extended Family Area*
- *Fitted Kitchen Diner*
- *En-Suite*
- *Downstairs WC*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing, understairs cupboard and radiator.

Lounge

15' 8" x 10' 5" (4.78m x 3.17m) UPVC double glazed window to the front aspect, electric fire and radiator.

Extended Fitted Kitchen Diner

26' 7" x 10' 4" (8.10m x 3.15m) UPVC double glazed window to the rear/side aspect,, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drainer, dish washer, ceiling spot lights, vertical radiator and centre island.

Extended Family Area

15' 1" x 10' 7" (4.60m x 3.23m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect and radiator.

Utility

UPVC double glazed door to the side aspect, being fitted with base units, plumbing for washing machine and radiator.

Downstairs WC

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

First Floor

First Floor Landing

Loft access, built in airing cupboard and radiator.

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m) UPVC double glazed window to the front aspect, fitted wardrobes and radiator.

En-Suite

UPVC double glazed port hole window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and heated towel rail.

Bedroom Two

13' 9" x 8' 0" (4.19m x 2.44m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

11' 3" x 7' 9" (3.43m x 2.36m) 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, tiled flooring and heated towel rail.

Front Garden

Mainly hard standing for multi vehicles giving access to single garage.

Single Garage

With up and over door, courtesy door to the side and power/lighting.

Rear Garden

To the rear of the property there is a patio area, laid to lawn gardens with shrubs surround and side access.

Additional Notes:

Council tax band E (Harborough District Council)

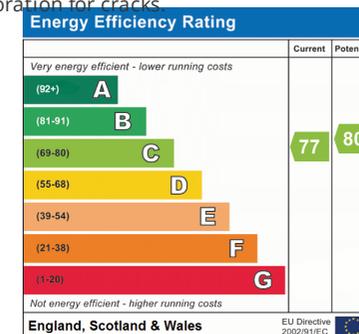
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

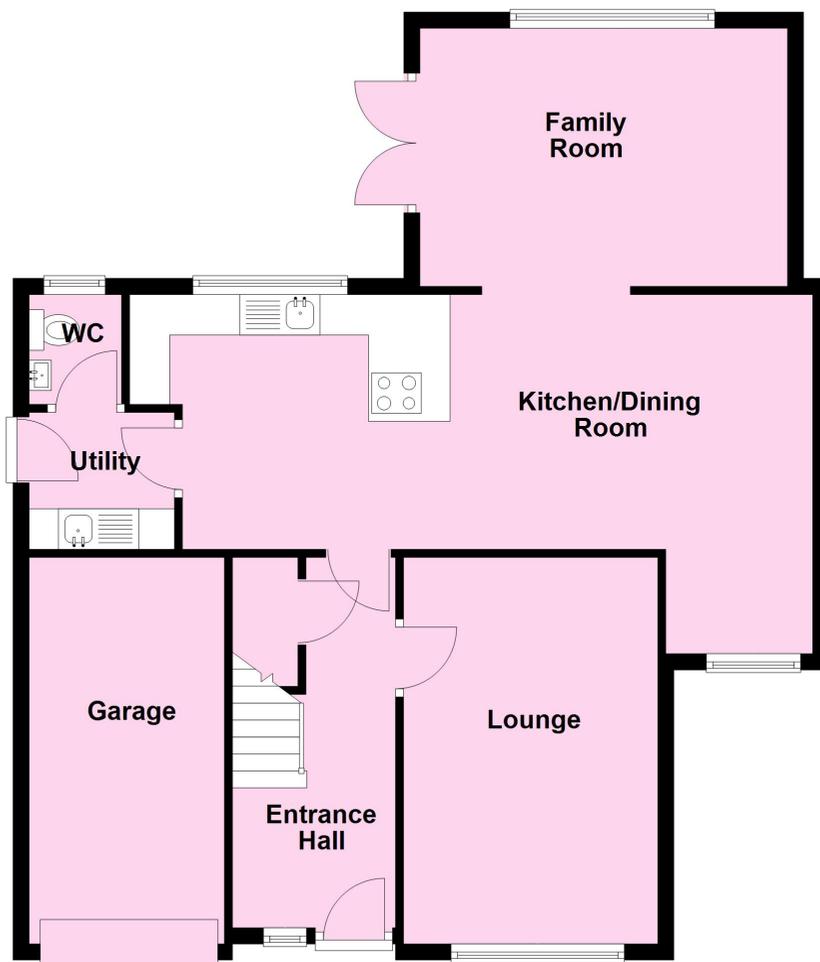
No flood risks that we are aware of

There was an insurance claim in 2022 with regards to fruit & willow trees to the rear in neighbouring garden, causing the clay soil to shrink during the very dry summer in which work was carried out and the trees were removed. The property can be insured under normal conditions and we have a certificate of structural adequacy. No underpinning or structural works were required to the property, just internal decoration for cracks.



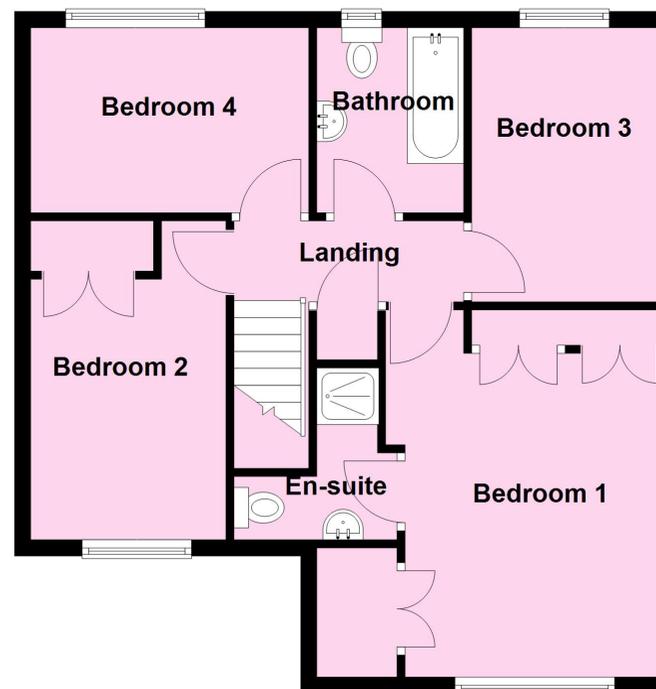
Ground Floor

Approx. 99.9 sq. metres (1074.8 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 157.0 sq. metres (1689.5 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.