

**SOLD
STC**



7 Condor Close, Broughton Astley, Leicester LE9 6RR

SSTC £224,950 - Freehold

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PROPERTY DESCRIPTION

A well-presented 3-bedroom family home located in a quiet cul-de-sac in the heart of Broughton Astley — ideal for growing families or first-time buyers.

This spacious and light-filled home offers comfortable living with plenty of potential. Set within walking distance of local schools, parks, shops, and excellent transport links, it's perfectly positioned for both convenience and lifestyle.

Key features:

Three well-proportioned bedrooms

Bright and airy lounge with large front window



Fitted kitchen with ample storage

New energy efficient boiler installed in 2023

Private rear garden

Driveway and garage offering off-road parking



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Door to the front aspect, stairs to first floor landing and radiator.

Utility Area

Fitted Breakfast Kitchen

10' 7" x 8' 0" (3.23m x 2.44m) UPVC double glazed window to the front aspect, being re-fitted with a range of wall and base units with built in oven, hob, breakfast bar, plumbing for washing machine.

Lounge/Diner

19' 0" x 12' 4" (5.79m x 3.76m) UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect and radiator.

First Floor

First Floor Landing

Loft access.

Bedroom One

10' 0" x 10' 7" (3.05m x 3.23m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

12' 9" x 8' 10" (3.89m x 2.69m) UPVC double glazed window to the rear aspect, built in cupboard and radiator.

Bedroom Three

10' 3" x 7' 0" (3.12m x 2.13m) UPVC double glazed window to the front aspect and radiator.

Family Bathroom

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising hand wash basin bath and built in airing cupboard and heated towel rail.

Separate WC

UPVC double glazed window to the front aspect being fitted with low level WC.

Front Garden

To the front of the property there are laid to lawn garden with off road parking.

Garage/Storage

With up and over door, perfect for storage.

Rear Garden

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

Additional Information:

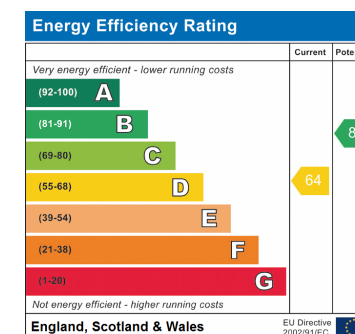
Council tax band B (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

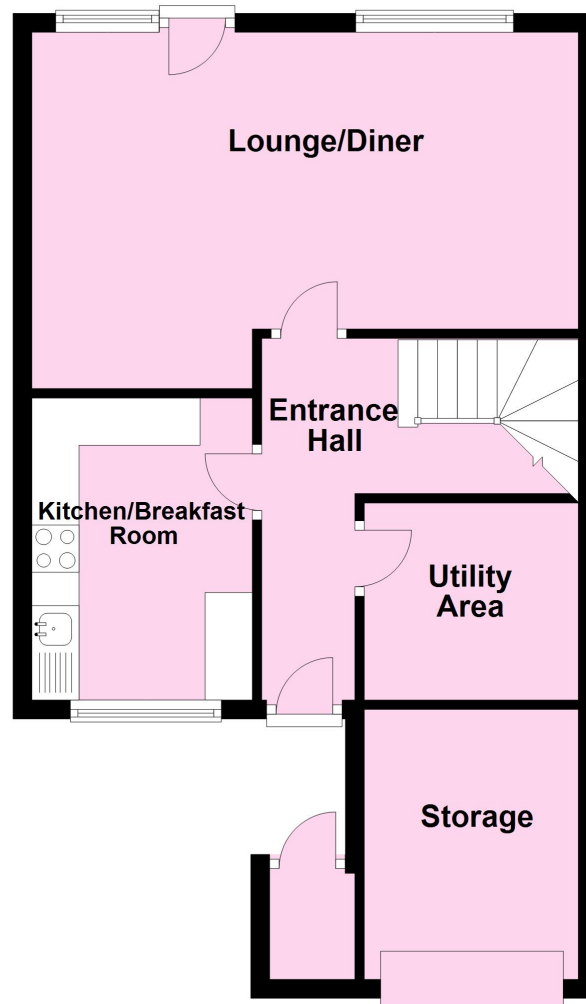
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



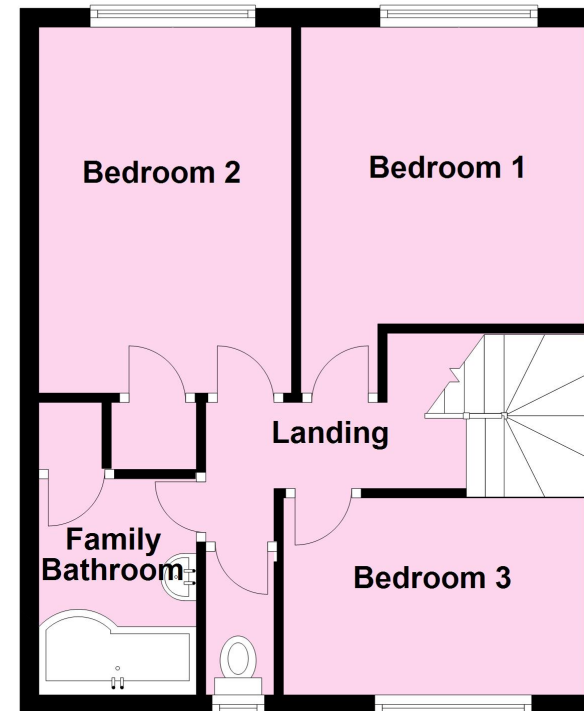
Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

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