

**SOLD  
STC**



**4 Streamside Close, Broughton Astley, Leicester LE9 6UY**

**SSTC £424,950 - Freehold**

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## PROPERTY DESCRIPTION

Prime Location! - Don't miss out with this excellent family detached home, situated in this quiet location on a generous plot, with accommodation comprising, entrance hall, downstairs wc, lounge, dining room, family room, fitted dining kitchen, utility room, first floor landing, four bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with ample off road parking to the front giving access to double garage and well maintained spacious garden to the rear. Internal viewing is highly recommended!

## POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Lounge*
- *Dining Room*
- *Family Room*
- *Downstairs WC*
- *Double Garage*
- *Prime Location*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the side aspect, stairs to first floor landing and radiator.

#### Downstairs WC

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

#### Lounge

16' 7" x 11' 10" (5.05m x 3.61m) UPVC double glazed window to the side aspect, UPVC double glazed french doors to the rear aspect, feature fireplace with gas fire and two radiators.

#### Dining Room

11' 4" x 11' 6" (3.45m x 3.51m) UPVC double glazed bay window to the front aspect and radiator.

#### Family Room

15' 0" x 11' 10" (4.57m x 3.61m) UPVC double glazed, laminate flooring and radiator.

#### Fitted Kitchen Diner

16' 7" x 8' 6" (5.05m x 2.59m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in range cooker, sink/drainers, fridge/freezer, part tiled walls and radiator.

#### Utility

9' 0" x 6' 5" (2.74m x 1.96m) Double glazed door to the rear aspect, being fitted with a range of wall and base units with built in sink/drainers, plumbing for washing machine/dish washer and laminate flooring.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect, loft access and built in cupboard.

#### Bedroom One

17' 0" x 11' 5" (5.18m x 3.48m) UPVC double glazed window to the front aspect, being fitted with a range of wardrobes, laminate flooring and radiator.

#### Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m) UPVC double glazed window to the rear aspect, laminate flooring, ceiling spot lights and radiator.

#### Bedroom Three

8' 11" x 7' 5" (2.72m x 2.26m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Four

8' 7" x 7' 4" (2.62m x 2.24m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

#### Family Bathroom

9' 5" x 6' 0" (2.87m x 1.83m) UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, separate shower cubicle, ceiling spot lights and heated towel rail.

#### Front Garden

To the front of the property there are multi off road parking berths, also giving access to double garage.

#### Double Garage

17' 0" x 17' 5" (5.18m x 5.31m) With rear courtesy door and window to the rear aspect.

#### Rear Garden

To the rear of the property there is a large patio area, laid to lawn garden, various sheds currently being used as a chicken coup/outdoor kitchen and work shop.

#### Additional Notes:

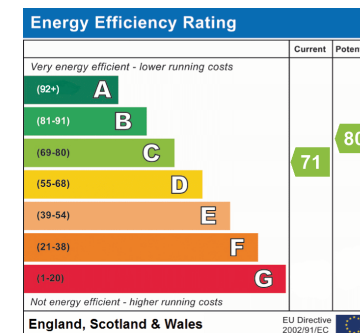
Council tax band E (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

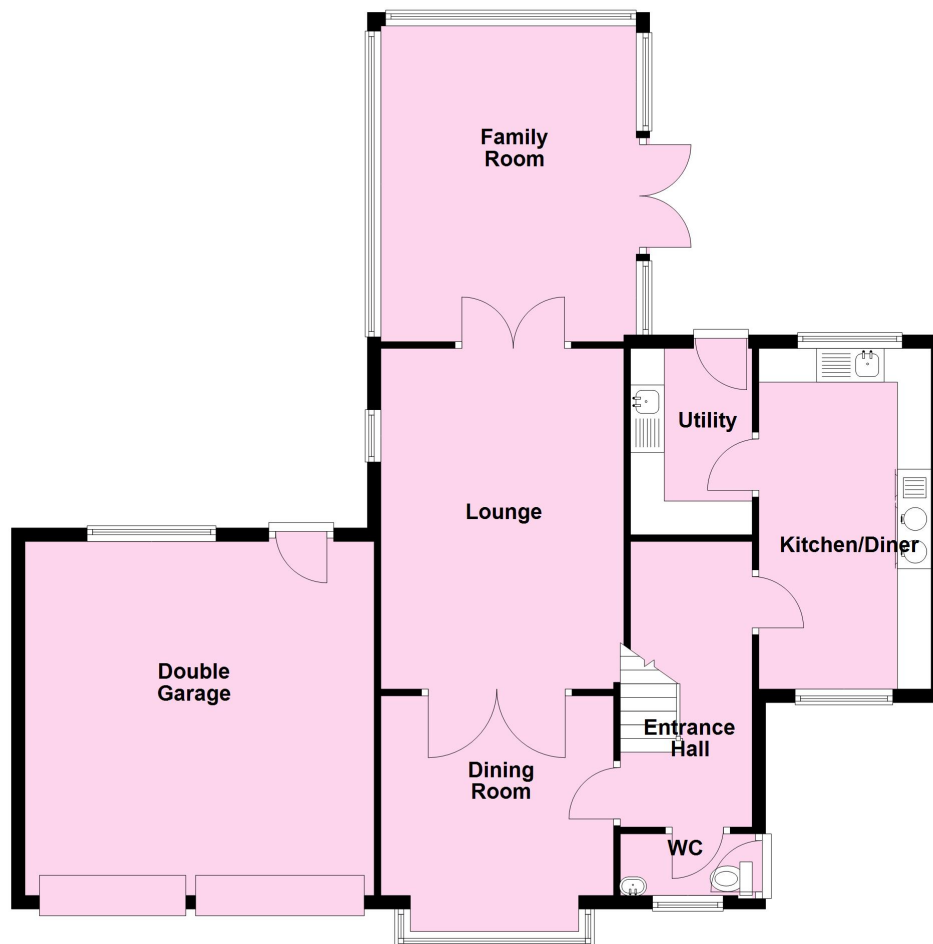
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



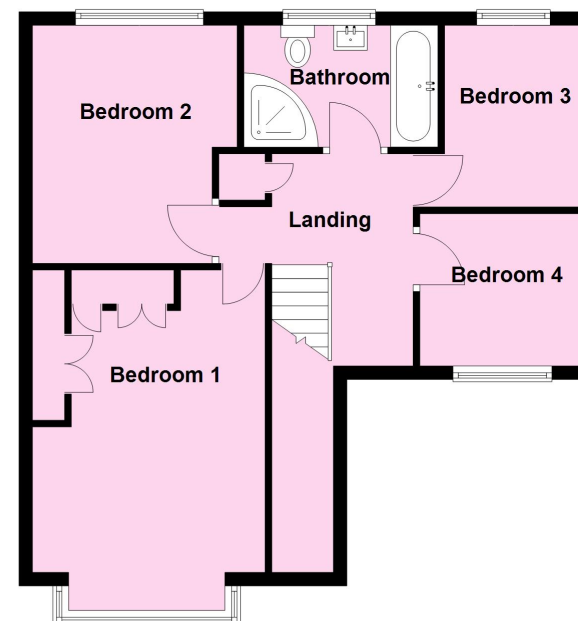
### Ground Floor

Approx. 104.7 sq. metres (1126.4 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 160.2 sq. metres (1724.8 sq. feet)

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