



10 Holbeck Drive, Broughton Astley, Leicester. LE9 6UR

- Well Presented Four Bedroom Detached Family Home
- Ent Area, Living Room, Refitted Breakfast Kitchen
- Good Size Conservatory To The Rear Overlooking The Garden
- Study, Utility Lobby, Wc
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Ample Car Standing On Driveway, Store, Rear garden
- Early Internal Viewing Highly Recommended
- EPC Rating E & Council Tax Band D



PROPERTY DESCRIPTION

Superb four bedroom detached property in sought after location. Refurbished by the present owners the property would make an ideal family or professional home. Comprising of entrance area leading to the good size lounge with front bay and stairs leading to the first floor with glass balustrade. The rear dining kitchen has been refitted with modern base and wall units incorporating appliances. There are double doors which lead into the large conservatory overlooking the rear garden. Also located off the kitchen is a useful utility lobby with store, side access and wc. There is also a study which has been part converted from the original garage. To the first floor the landing gives access to the four bedrooms and a modern family bathroom. The master bedroom benefits from a good size en suite shower room/wc. Externally to the front of the property is a feature driveway providing ample car standing and giving access to a front store with garage door. The side gate leads around to the patio area with a step upto the the lawn with fence surround. An early viewing is highly recommended to appreciate the layout and style of this lovely home. EPC rating is E, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Area

Rear Garden

Lounge

15' 1" max x 15' 0" plus bay (4.60m x 4.57m)

Dining Kitchen

15' 0" x 10' 4" (4.57m x 3.15m)

Conservatory

14' 5" x 8' 10" max (4.39m x 2.69m)

Utility Lobby

12' 0" red to 4'7" x 8' 3" (3.66m x 2.51m)

Cloaks/Wc

Study

8' 0" x 7' 11" (2.44m x 2.41m)

Landing

Bedroom

13' 5" max into rec 11'9" min x 9' 9" (4.09m x 2.97m)

En Suite

Bedroom

10' 4" x 9' 3" (3.15m x 2.82m)

Bedroom

10' 6" x 7' 10" (3.20m x 2.39m)

Bedroom

10' 0" max into rec x 7' 11" (3.05m x 2.41m)

Family Bathroom

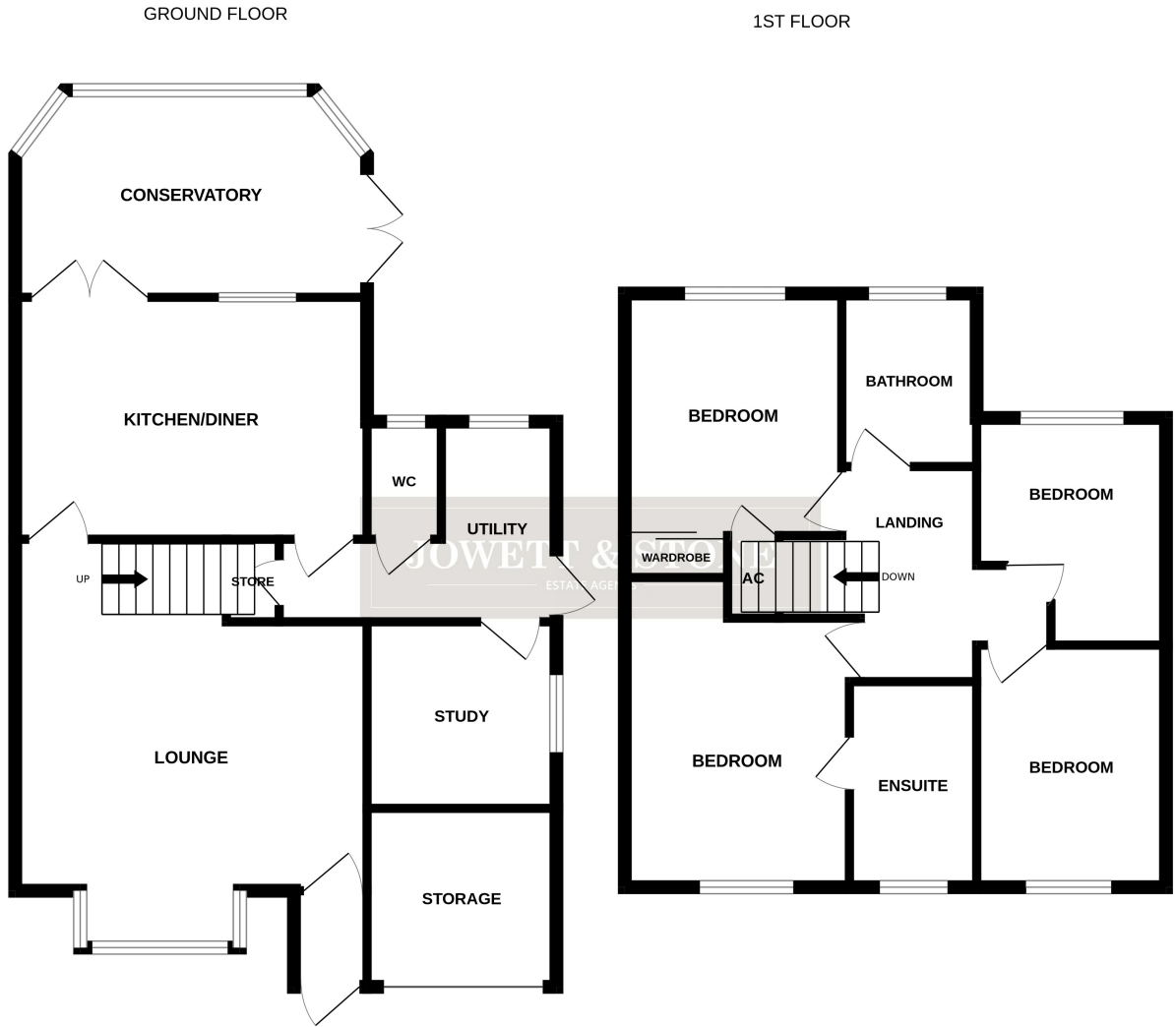
5' 6" x 7' 6" (1.68m x 2.29m)

External

Store

8' 1" x 7' 7" (2.46m x 2.31m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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