

**SOLD
STC**



37 Bushnell Close, Broughton Astley, Leicester LE9 6WD

SSTC £215,000 - Freehold

37, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Ideal First Time Buy! - Don't miss out with this well cared for two bed end town house situated in quiet cul-de-sac location with accommodation comprising, entrance hall, lounge/diner, re-fitted kitchen, first floor landing, two bedrooms, bathroom with attractive gardens to the rear and private driveway to side. The property benefits from gas fired central heating, UPVC double glazing and Internal viewing comes highly recommended.

POINTS OF INTEREST

- *End Town House*
- *Two Bedrooms*
- *Lounge/Diner*
- *Re-Fitted Kitchen*
- *Bathroom*
- *GFCH*
- *Off Road Parking*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Lounge/Diner

14' 6" x 12' 4" (4.42m x 3.76m) UPVC double glazed french doors to the rear aspect, feature fireplace with gas fire, under stairs cupboard, ceiling spot lights and radiator.

Re-Fitted Kitchen

9' 9" x 6' 0" (2.97m x 1.83m) UPVC double glazed window to front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage and plumbing for washing machine and radiator.

First Floor

First Floor Landing

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

Bedroom One

12' 5" x 9' 11" (3.78m x 3.02m) UPVC double glazed window to rear aspect and radiator.

Bedroom Two

12' 9" x 5' 11" (3.89m x 1.80m) UPVC double glazed window to front aspect and radiator.

Bathroom

UPVC double glazed window to front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

Front / Side Garden

To the front there is garden area with off road parking to the side.

Rear Garden

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

Additional Notes:

Council tax band A (Harborough District Council)

Standard Brick Construction Tiled Roof

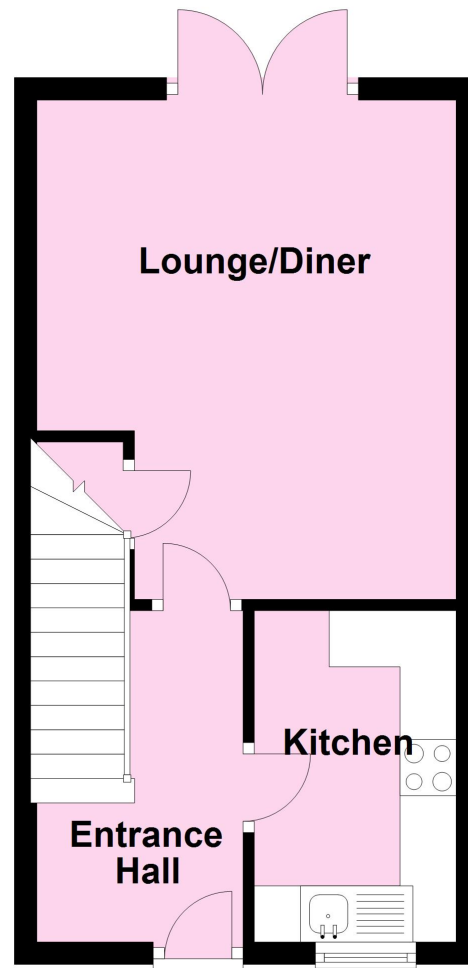
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

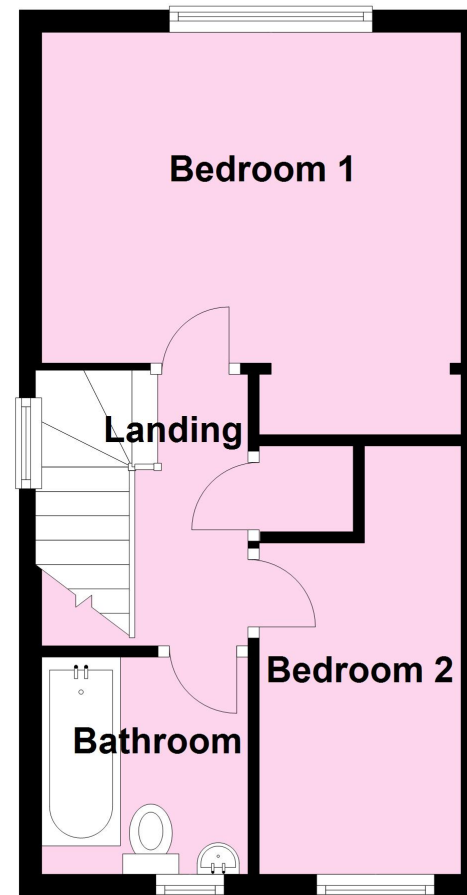
Ground Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.2 sq. feet)



Total area: approx. 56.1 sq. metres (603.3 sq. feet)

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