

FOR
SALE



Speedwell Drive, Broughton Astley, Leicester LE9 6YW

£475,000 - Freehold

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PROPERTY DESCRIPTION

Priced To Sell ! - This super extended family detached home is situated in fantastic village location with accommodation comprising, entrance hall, down stairs wc, lounge, family room, fitted kitchen diner, study/bedroom five, first floor landing, four good size bedrooms, master with en-suite and family bathroom. The property benefits from gas fired central heating, double glazing with ample off road parking to front, with further office/bedroom (formally double garage) and attractive gardens to rear. Internal viewing comes highly recommended to appreciate the size of accommodation on offer!

POINTS OF INTEREST

- *Modern Detached*
- *Four/Five Bedrooms*
- *Lounge*
- *Family Room*
- *Fitted Kitchen Diner*
- *Utility*
- *Ample ORP*
- *En-Suite*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Downstairs WC

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

Lounge

19' 1" x 11' 8" (5.82m x 3.56m) UPVC double glazed bay window to front aspect, laminate flooring, feature log burner and two radiators.

Family Room

13' 8" x 9' 9" (4.17m x 2.97m) Three double glazed bay window to rear aspect and radiator.

Study/Bedroom Five

9' 1" x 7' 7" (2.77m x 2.31m) UPVC double glazed window to front aspect, laminate flooring and radiator.

Fitted Kitchen Diner

19' 10" x 9' 10" (6.05m x 3.00m) UPVC double glazed french doors to the rear aspect, UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, dish washer, fridge/freezer and radiator.

Utility Room

UPVC double glazed door to side aspect, plumbing for washing machine and being fitted with a sink/drain

First Floor

First Floor Landing

UPVC double glazed window to front aspect, built in airing cupboard and radiator

Bedroom One

UPVC double glazed window to rear aspect, fitted double wardrobe and radiator.

En-Suite

UPVC double glazed window to rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, separate shower cubicle, fitted cupboard and radiator.

Bedroom Two

UPVC double glazed window to rear aspect, double wardrobe, laminate flooring and radiator.

Bedroom Three

12' 2" x 7' 11" (3.71m x 2.41m) UPVC double glazed window to front aspect and radiator.

Bedroom Four

8' 7" x 6' 5" (2.62m x 1.96m) UPVC double glazed window to front aspect, loft access and radiator.

Family Bathroom

UPVC double glazed window to side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower, heated towel rail and part tiled surround.

Office

16' 2" x 15' 8" (4.93m x 4.78m) Two UPVC double glazed windows to the side aspect, two radiators This space has the potential to become a self contained area. (subject to the necessary permissions). and laminate flooring.

Front Garden

To the front of the property there is ample off road parking for multiple vehicles.

Rear Garden

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

Additional Notes:

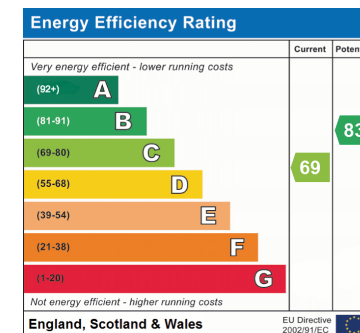
Council tax band E (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

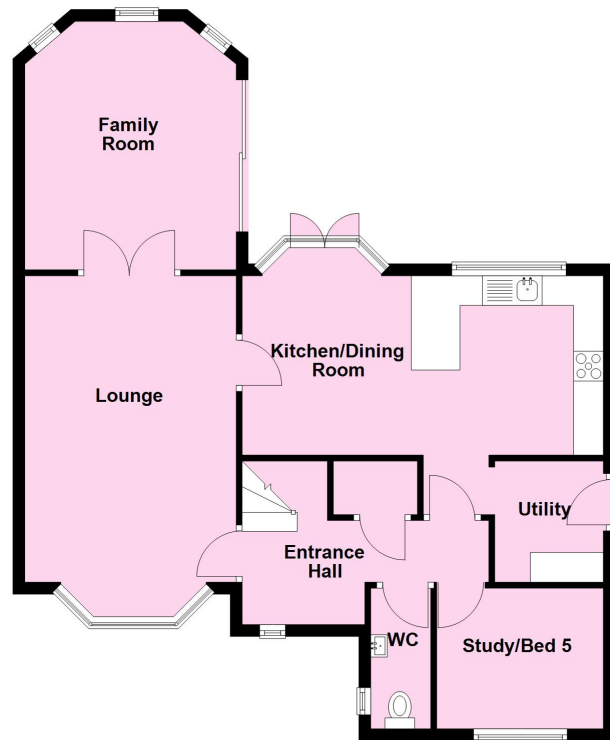
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



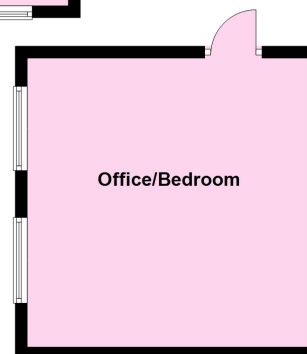
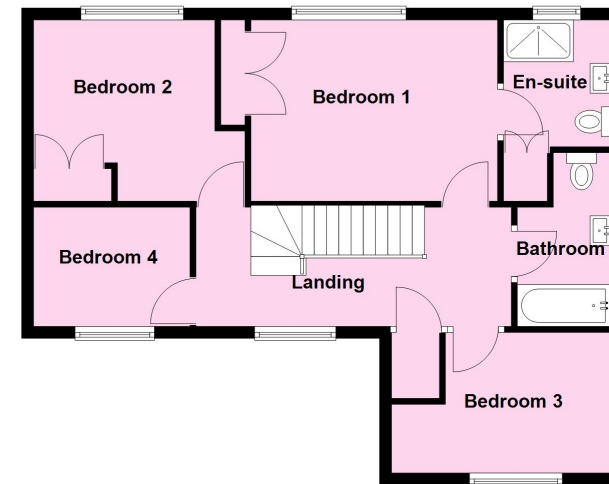
Ground Floor

Approx. 99.6 sq. metres (1071.8 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



Total area: approx. 158.6 sq. metres (1707.2 sq. feet)

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