

TO  
LET



Dainty Close, Broughton Astley, Leicester LE9 6TY

£1,350 pcm

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## PROPERTY DESCRIPTION

Fabulous Layout - With this "Goodwood" style Jelson Detached home, with accommodation comprising, entrance hall, down stairs wc, lounge, fitted kitchen diner, first floor landing, three bedrooms, master with en-suite and further family bathroom. The property benefits from gas fired central heating, UPVC double glazed windows. The property has a good sized garden with off road parking and a detached garage and viewing is essential!

## POINTS OF INTEREST

- *Detached House*
- *Three Bedrooms*
- *Lounge*
- *Ftd Dining Kitchen*
- *En-Suite*
- *Garage*
- *Viewing Essential*
- *ORP*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

#### Lounge

16' 4" x 9' 10" (4.98m x 3.00m) UPVC double glazed window to the front aspect, UPVC double glazed french doors to the rear aspect and two radiators.

#### Fitted Kitchen Diner

16' 4" x 8' 8" (4.98m x 2.64m) UPVC double glazed window to the front/rear aspects, double glazed door to the rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, fridge/freezer, dish washer, plumbing for washing machine, tiled flooring and radiator.

### First Floor

#### First Floor Landing

UPVC double glazed window to the rear aspect, loft access and radiator.

#### Bedroom One

12' 10" x 8' 10" (3.91m x 2.69m) UPVC double glazed window to the front aspect and radiator.

#### En-Suite

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle and heated towel rail and ceiling spot lights.

#### Bedroom Two

8' 10" x 6' 7" (2.69m x 2.01m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Three

9' 5" x 6' 8" (2.87m x 2.03m) UPVC double glazed window to the rear aspect and radiator.

### Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail and ceiling spot lights.

### Front Garden

To the front of the property there are laid to lawn gardens with off road parking to the side giving access to detached garage.

### Detached Garage

With up and over door, power and lighting.

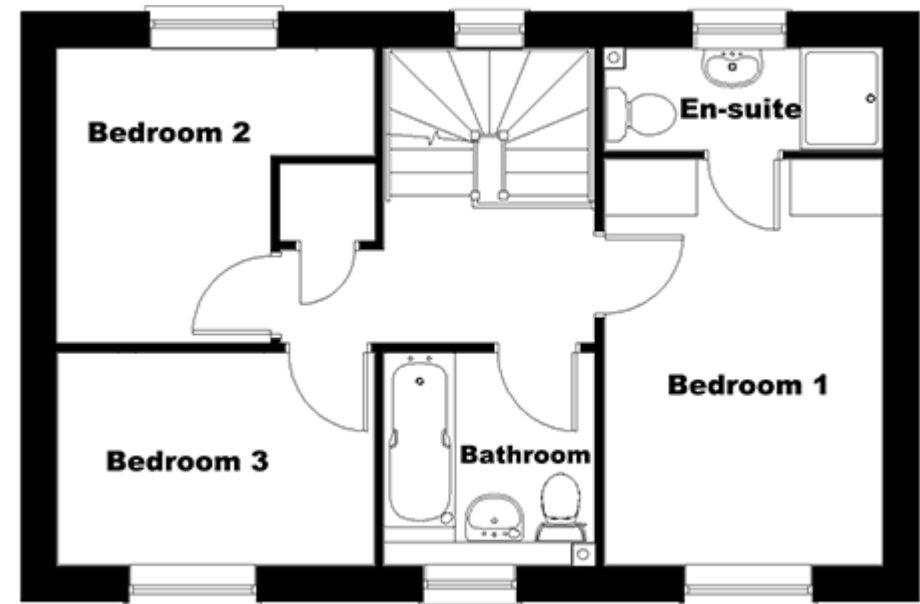
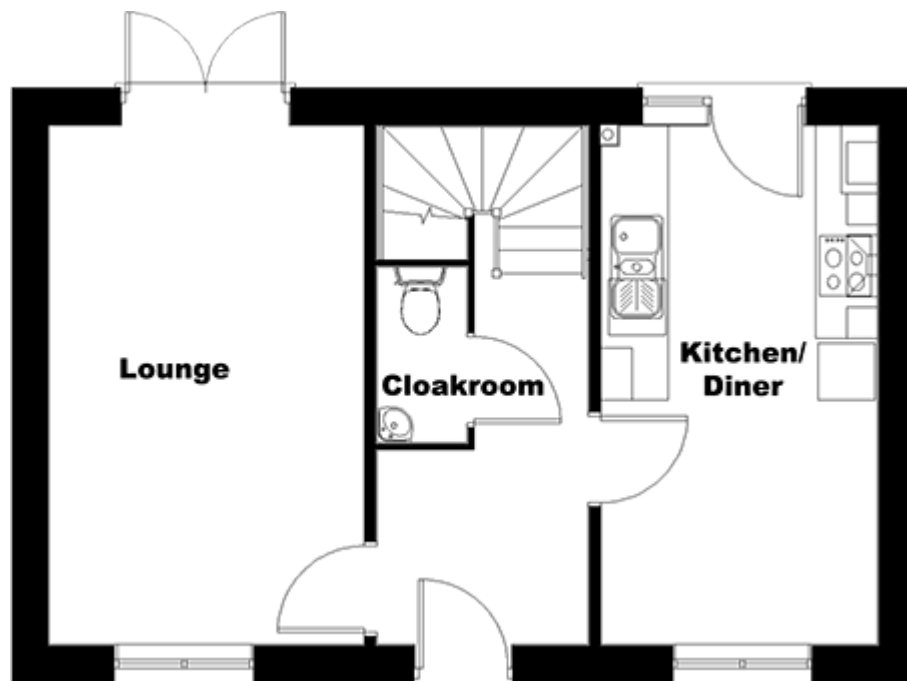
### Rear Garden

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

### Additional Notes:

Council tax band D (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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