

TO
LET



Warwick Road, Broughton Astley, LEICESTER LE9 6SB

£925 pcm

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PROPERTY DESCRIPTION

Don't miss out! - This well presented semi-detached home has just been made available to provide someone with a loving spacious home with accommodation comprising, entrance hall, lounge, fitted dining kitchen, first floor landing, two good sized bedrooms and bathroom. The property benefits from gas fired central heating to radiators UPVC double glazing with off road parking to front and good sized garden to the rear, further to the front there are nice views of a green area.

POINTS OF INTEREST

- *Semi-Detached*
- *Two Bedrooms*
- *Lounge*
- *Ftd D/Kitchen*
- *Attractive Gardens*
- *ORP*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

UPVC double glazed door to front aspect.

Lounge

17' 4" x 13' 11" (5.28m x 4.24m) UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, stairs to first floor landing and two radiators.

Fitted Kitchen Diner

13' 11" x 8' 7" (4.24m x 2.61m) UPVC double glazed French doors to rear aspect, UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine, laminate flooring and radiator.

First Floor

First Floor Landing

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

Bedroom One

13' 11" x 10' 9" (4.24m x 3.27m) UPVC double glazed window to front aspect and radiator.

Bedroom Two

11' 9" x 7' 9" (3.59m x 2.36m) UPVC double glazed window to rear aspect and radiator.

Family Bathroom

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

Front Garden

To the front of the property there are attractive laid to lawn gardens with off road parking.

Rear Garden

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

Additional Notes:

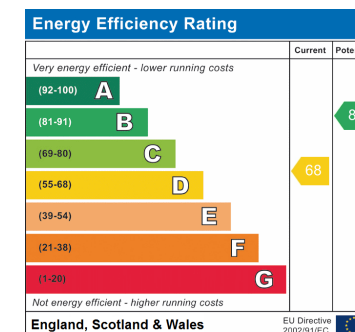
Council tax band B (Harborough District Council)

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





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