

**SOLD  
STC**



**101 Devitt Way, Broughton Astley, Leicester LE9 6NQ**

**SSTC £389,950 - Freehold**

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## PROPERTY DESCRIPTION

Fantastic Find! - This superb EXTENDED family detached home is presented in outstanding condition with accommodation comprising, entrance hall, downstairs wc, lounge, dining area, extended re-fitted kitchen, utility, conservatory, first floor landing, four bedrooms with master and bedroom two both benefitting from EN-SUITE facilities, there is a further family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with ample off road parking to the front giving access garage (storage). To the rear of the property there are good sized laid to lawn gardens. Early viewing is considered essential to appreciate the level of accommodation on offer and NO CHAIN!

## POINTS OF INTEREST

- *Extended Detached*
- *Four Bedrooms*
- *Lounge*
- *Re-Ftd Kitchen*
- *Conservatory*
- *Two En-Suites*
- *No Chain*
- *Dining Area*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and heated towel rail.

#### Lounge

16' 11" x 11' 4" (5.16m x 3.45m) UPVC double glazed bay window to the front aspect (fitted blinds) and radiator.

#### Dining Area

9' 6" x 9' 4" (2.90m x 2.84m) UPVC double glazed french doors to the rear aspect (fitted blinds) and radiator.

#### Re-Fitted Kitchen

18' 0" x 9' 4" (5.49m x 2.84m) Two UPVC double glazed windows to the rear aspect, UPVC double glazed door to the side aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, fridge, dish washer, part tiled walls and vertical radiator.

#### Conservatory

12' 0" x 11' 4" (3.66m x 3.45m) UPVC double glazed and laminate flooring.

#### Utility

UPVC double glazed window to the side aspect, being fitted with base units and plumbing for washing machine.

### First Floor

#### First Floor Landing

Built in airing cupboard and loft access.

#### Bedroom One

14' 2" x 8' 11" (4.32m x 2.72m) UPVC double glazed window to the front aspect, fitted wardrobes and radiator.

#### En-Suite

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

#### Bedroom Two

17' 4" x 8' 8" (5.28m x 2.64m) UPVC double glazed window to the front aspect, fitted wardrobes and radiator.

#### Bedroom Three

9' 7" x 8' 6" (2.92m x 2.59m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

#### Bedroom Four

9' 5" x 7' 5" (2.87m x 2.26m) UPVC double glazed window to the front aspect, over stairs cupboard 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, tiled flooring, ceiling spot lights, heated towel rail.

#### Front Garden

To the front of the property there is block paved frontage giving access to single garage.

#### Garage

(not big enough for motor vehicle) With electric roller shutter door, power and lighting.

#### Rear Garden

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

#### Additional Notes:

Council tax band D (Harborough District Council)

Standard Brick Construction Tiled Roof

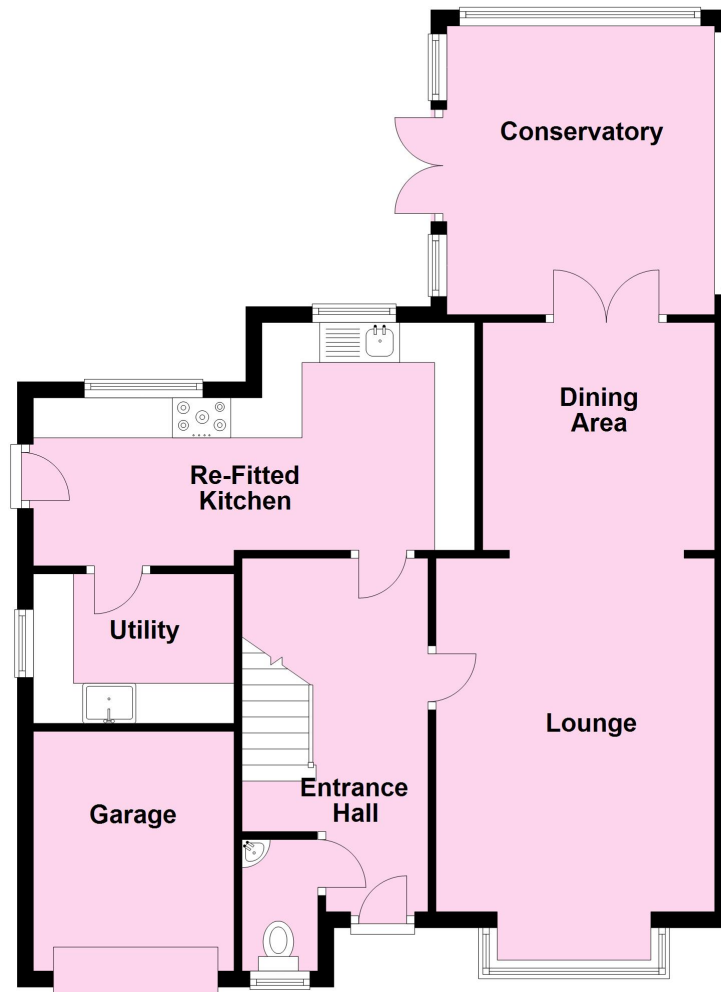
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

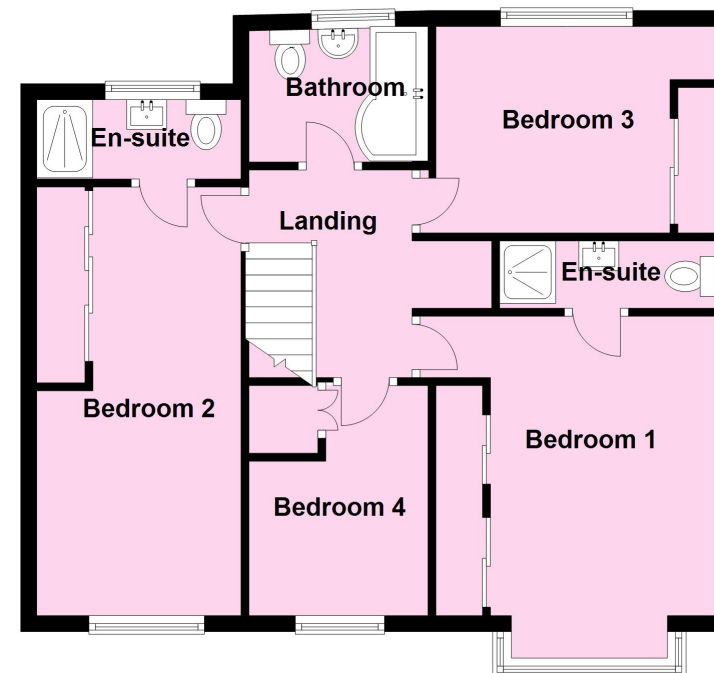
## Ground Floor

Approx. 75.6 sq. metres (814.3 sq. feet)



## First Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Total area: approx. 136.1 sq. metres (1464.6 sq. feet)

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