

**SOLD  
STC**



**11 Netherfield Close, Broughton Astley, Leicester LE9 6XZ**

**SSTC £425,000 - Freehold**

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## PROPERTY DESCRIPTION

Outstanding Detached! - Situated in one of Broughton Astley's premium developments you will find this family detached home benefitting from superb accommodation comprising, entrance hall, lounge, dining room, fitted kitchen, utility, first floor landing FOUR DOUBLE BEDROOMS, master benefits from en-suite, family bathroom. The property benefits from gas fired central heating,, UPVC double glazed windows with ample off road parking to the front and private gardens to the rear. Internal viewing is highly essential to appreciate the level of accommodation on offer!

## POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Lounge*
- *Dining Room*
- *Fitted Kitchen*
- *En-Suite*
- *Private Position*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect and radiator.

#### Downstairs WC

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

#### Lounge

18' 10" x 11' 11" (5.74m x 3.63m) UPVC double glazed bay window to the front aspect, feature fireplace and two radiators.

#### Dining Room

10' 1" x 10' 11" (3.07m x 3.33m) UPVC double glazed french doors to the rear aspect and radiator.

#### Fitted Kitchen

10' 11" x 10' 11" (3.33m x 3.33m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, dish washer and radiator.

#### Utility Room

Double glazed door to the side aspect, UPVC double glazed window to the rear aspect, being fitted with base units, built in sink/drain and plumbing for washing machine.

### First Floor

#### First Floor Landing

Loft access.

#### Bedroom One

11' 7" x 11' 11" (3.53m x 3.63m) UPVC double glazed window to the front aspect, range of 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, part tiled walls and heated towel rail.

#### Bedroom Two

13' 9" x 11' 7" (4.19m x 3.53m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Three

11' 0" x 8' 10" (3.35m x 2.69m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Four

11' 0" x 9' 10" (3.35m x 3.00m) 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, part tiled surround and heated towel rail.

#### Front Garden

To the front of the property there is a low maintenance garden with astroturf, ample off road parking for multi vehicles giving access to single garage.

#### Single Garage

With up and over door, power and lighting.

#### Rear Garden

To the rear of the property there are laid to lawn gardens, large patio area, border surround, set in private non over looked position.

#### Additional Notes:

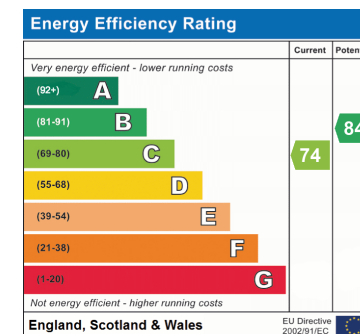
Council tax band E (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

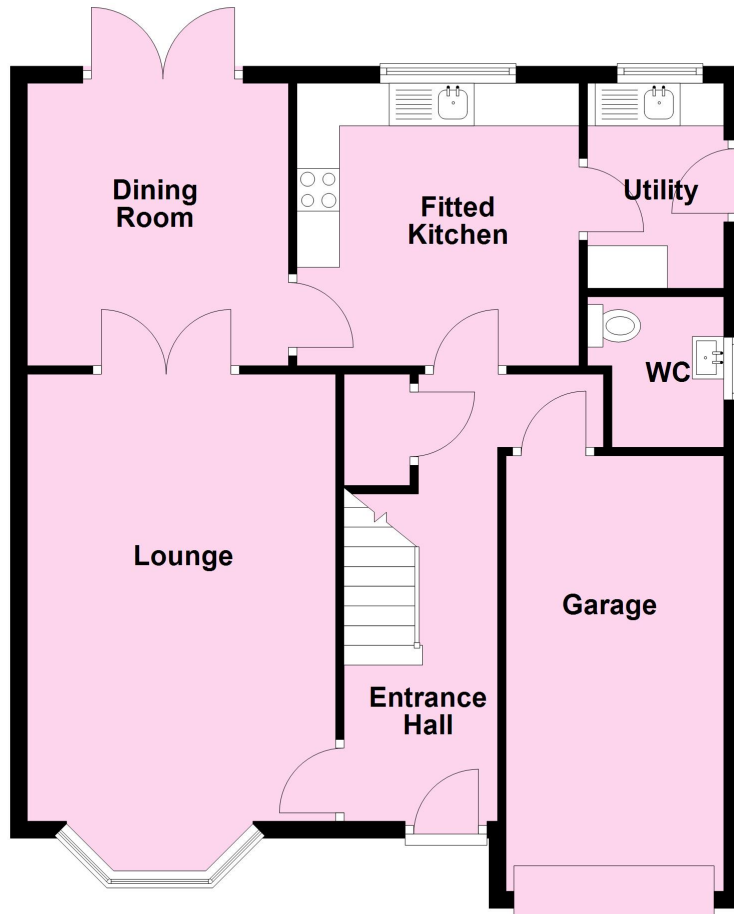
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



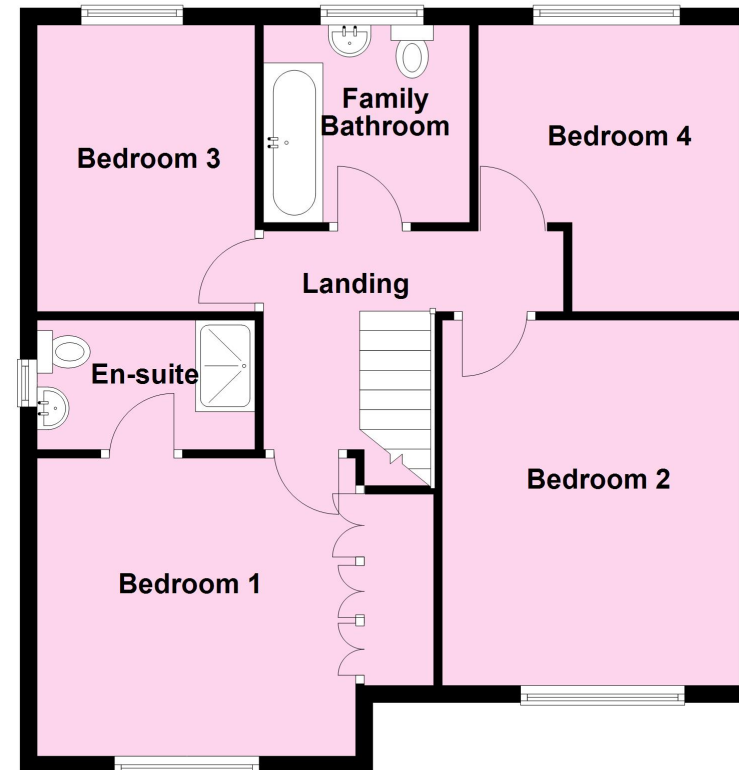
## Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



## First Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



**Total area: approx. 141.0 sq. metres (1517.5 sq. feet)**

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