

SOLD
STC



4 Partridge Close, Upper Bruntingthorpe, Lutterworth, Leicestershire LE17 5QY

SSTC £450,000 - Freehold 77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Looking For Peace & Quiet ? - Then look no further with this SUBSTANTIALLY EXTENDED semi-detached home has room for all the family and is in tucked away location that you will not be able to resist! The accommodation comprises, entrance hall, down stairs wc, lounge/diner, breakfast kitchen, play room/study, utility, first floor you will find four great sized bedrooms, family bathroom and shower room, there is a further walk in wardrobe just off the master bedroom. The property benefits from oil fired central heating, UPVC double glazing with private rear gardens and good sized frontage with ample off road parking giving access to large single garage. Internal is a must to appreciate the size and location on offer!

POINTS OF INTEREST

- *Extended Semi-Det*
- *Four Bedrooms*
- *Breakfast Kitchen*
- *Play Room/Study*
- *Utility*
- *Quiet Location*
- *Viewing Essential*
- *Lounge/Diner*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect, ceiling spot lights and radiator.

Down Stairs wC

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

Lounge/Diner

26' 5" x 14' 7" (8.05m x 4.45m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, feature fireplace and two radiators.

Breakfast Kitchen

19' 4" x 13' 10" (5.89m x 4.22m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in range cooker, sink/drain, plumbing for dish washer, large centre island and tiled flooring

Play Room/Study

11' 9" x 15' 11" (3.58m x 4.85m) UPVC double glazed french doors to the rear aspect, ceiling spot lights and radiator.

Utility

UPVC double glazed window to the front aspect, being fitted with base units with built in sink/drain and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the front aspect, built in airing cupboard, built in storage cupboard.

Bedroom One

18' 9" x 11' 8" (5.71m x 3.56m) UPVC double glazed window to the front aspect and radiator.

Walk In Wardrobe

7' 4" x 7' 11" (2.24m x 2.41m) Excellent for storage and radiator.

Shower Room

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

Bedroom Two

11' 7" x 10' 0" (3.53m x 3.05m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

12' 3" x 9' 2" (3.73m x 2.79m) UPVC double glazed window to the rear aspect, wardrobe and radiator.

Bedroom Four

11' 10" x 9' 11" (3.61m x 3.02m) UPVC double glazed window to the rear aspect, wardrobe and radiator.

Family Bathroom

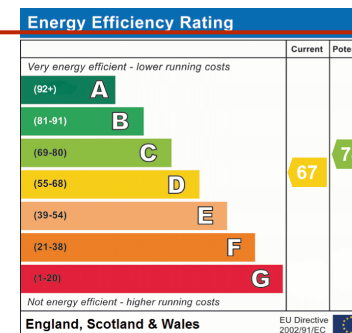
UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and tiled flooring.

Front Garden

To the front of the property there is a sizable frontage, mainly stoned for off road parking, giving access to large single garage.

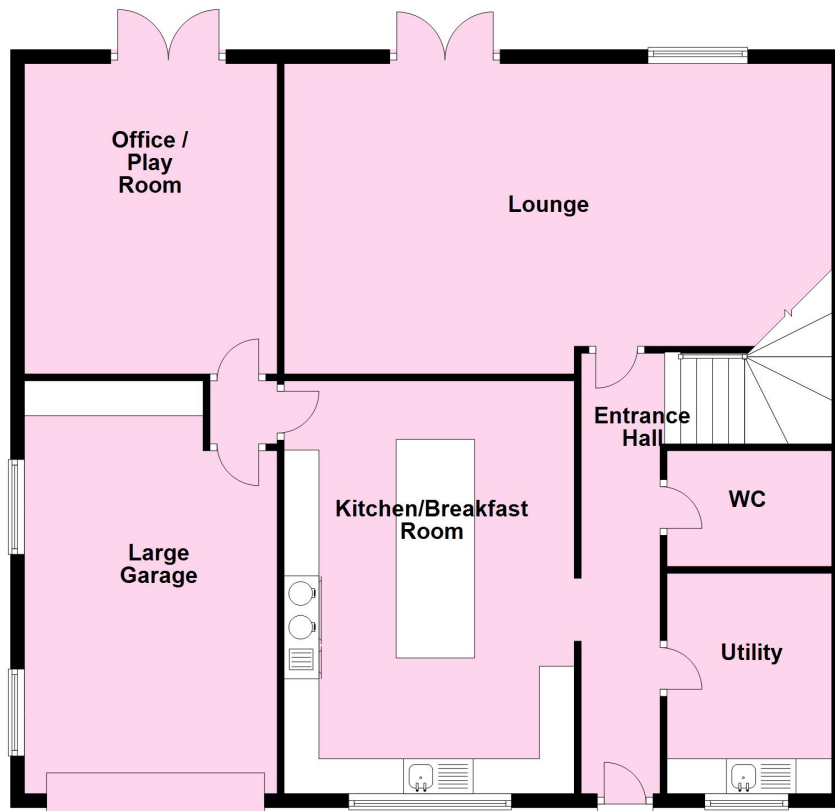
Large Single Garage

20' 1" x 10' 7" (6.12m x 3.23m) With up and over door, two UPVC double glazed windows to the side aspect



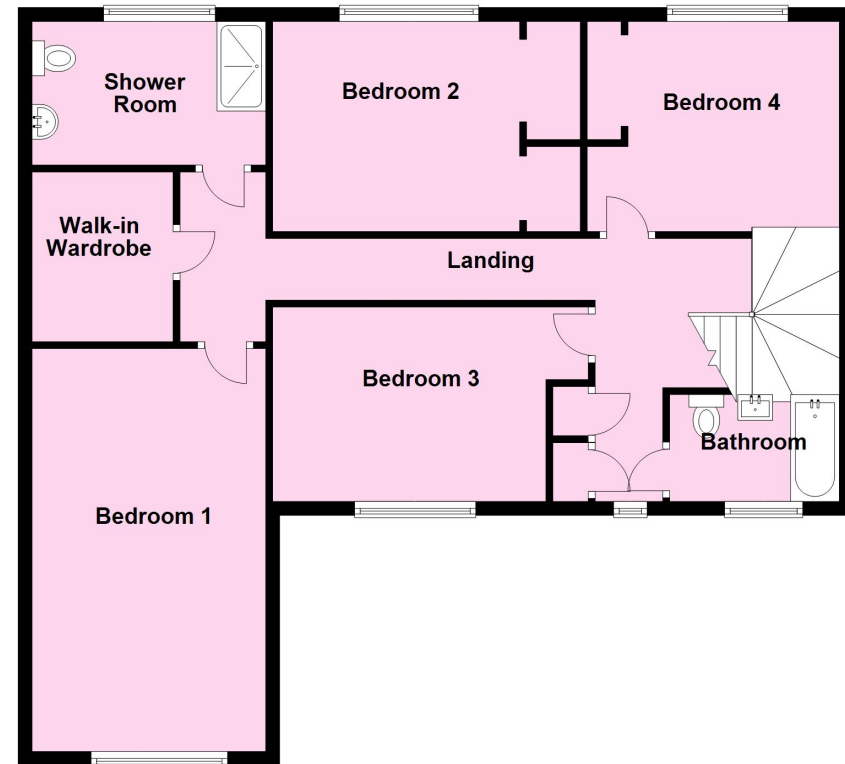
Ground Floor

Approx. 121.5 sq. metres (1307.7 sq. feet)



First Floor

Approx. 91.9 sq. metres (989.3 sq. feet)



Total area: approx. 213.4 sq. metres (2297.0 sq. feet)