

TO  
LET



Grange Road, Broughton Astley, LEICESTER LE9 6PH

£975 pcm



77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 [lettings@davidrobinsonestates.co.uk](mailto:lettings@davidrobinsonestates.co.uk)

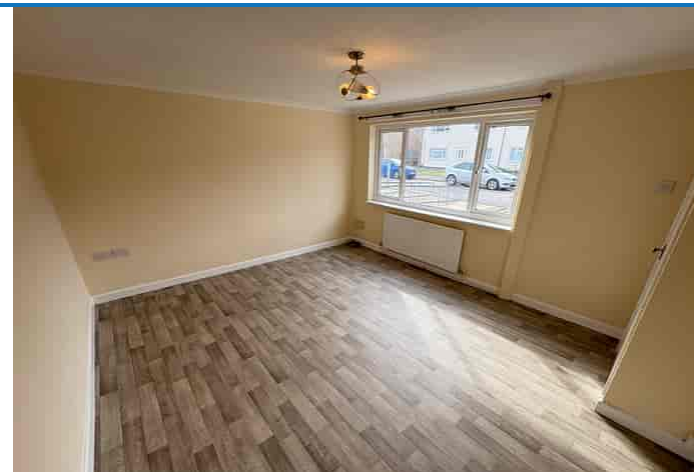


## PROPERTY DESCRIPTION

Fantastic Find! - This renovated end town house has recently revamped accommodation comprising, entrance hall, lounge, re-fitted kitchen diner, utility, first floor landing, three good size bedrooms, family bathroom and separate wc. The property benefits from gas fired central heating, UPVC double glazing with off road parking to front and attractive gardens to rear. Internal viewing is considered essential!

## POINTS OF INTEREST

- *End Town House*
- *Three Bedrooms*
- *Lounge*
- *Fitted Kitchen*
- *Utility*
- *Off Road Parking*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Lounge

14' 9" x 12' 3" (4.50m x 3.73m) UPVC double glazed window to front aspect, laminate flooring and radiator.

#### Re-Fitted Kitchen Diner

13' 1" x 10' 0" (3.99m x 3.05m) UPVC double glazed window to rear aspect, being fitted with a range of wall and base units, built in oven, hob, extractor, sink/drainage, plumbing for dish washer, built in cupboard and tiled floor.

#### Utility

UPVC double glazed window to side aspect, UPVC double glazed door to rear aspect, built in cupboards, washing machine and tiled floor.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect and loft access.

#### Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m) UPVC double glazed window to front aspect and radiator

#### Bedroom Two

10' 3" x 10' 2" max (3.12m x 3.10m max) UPVC double glazed window to rear aspect, built in airing cupboard and radiator.

#### Bedroom Three

9' 6" x 7' 1" (2.90m x 2.16m) UPVC double glazed window to front aspect and radiator.

#### Bathroom

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

#### Separate WC

UPVC double glazed window to the rear aspect and being fitted with low level wc.

#### Front Garden

To the front of the property there is off road parking for multi vehicles.

#### Rear Garden

To the rear of the property there is a patio area, laid to lawn gardens, shed and side access.

#### Additional Notes:

Council tax band B (Harborough District Council)

Standard Brick Construction Tiled Roof

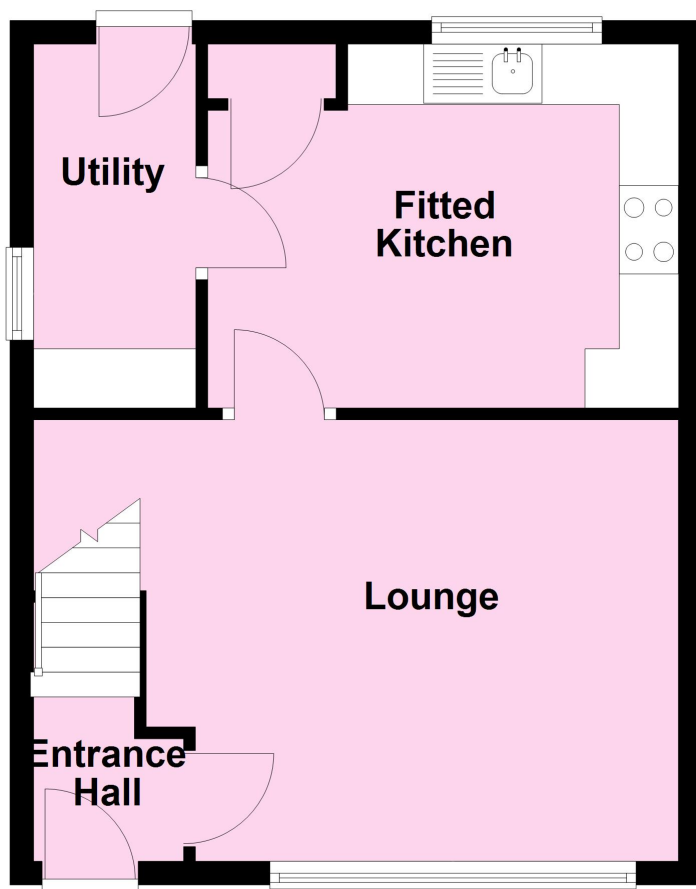
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

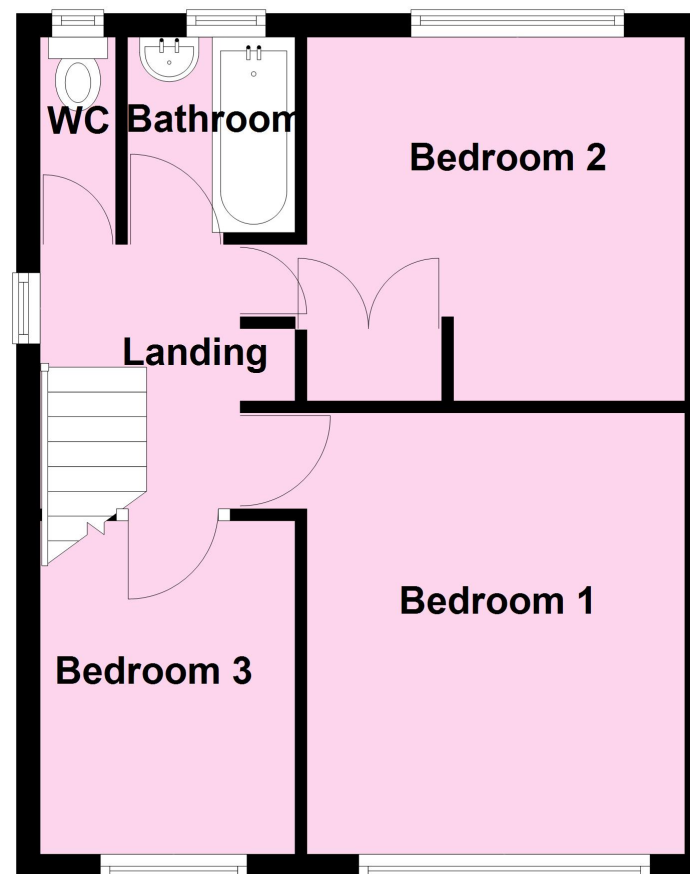
## Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



**Total area: approx. 75.3 sq. metres (810.0 sq. feet)**

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.