

**SOLD  
STC**



**24 Poppy Close, Countesthorpe, Leicester LE8 5XY**

**SSTC £275,000 - Freehold**

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## PROPERTY DESCRIPTION

Modern Perks! - With this three bed semi-detached home which has good size living space comprising, entrance hall, downstairs wc, lounge, fitted kitchen diner, first floor landing, three good sized bedrooms, master has en-suite with a further family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with attractive gardens to the rear and off road parking to the side for multi vehicles. Internal viewing comes highly recommended.

## POINTS OF INTEREST

- *Modern Semi-Det*
- *Three Bedrooms*
- *En-Suite*
- *Lounge*
- *Fitted Kitchen Diner*
- *Downstairs WC*
- *ORP*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect.

#### Downstairs WC

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

#### Lounge

15' 4" x 12' 1" (4.67m x 3.68m) UPVC double glazed window to the front/side aspects, under stairs cupboard, stairs to first floor landing and radiator

#### Fitted Kitchen Diner

15' 6" x 11' 0" (4.72m x 3.35m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine and radiator.

### First Floor

#### First Floor Landing

Over stairs cupboard and loft access.

#### Bedroom One

13' 8" x 8' 3" (4.17m x 2.51m) UPVC double glazed window to the front aspect 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

9' 11" x 8' 3" (3.02m x 2.51m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m) UPVC double glazed window to the rear aspect 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, part tiled walls.

#### Front/Side Garden

To the front of the property there are low maintenance gardens with block paved off road parking to the side for multi vehicles.

#### Rear Garden

To the rear of the property there is a good sized patio area with picket fence protecting the laid to lawn and side access.

#### Additional Notes:

Council tax band B (Blaby District Council)

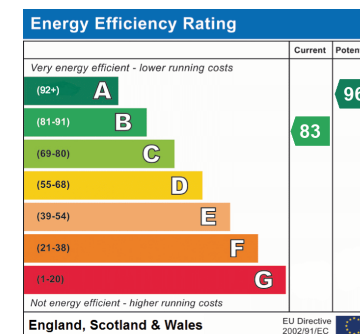
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

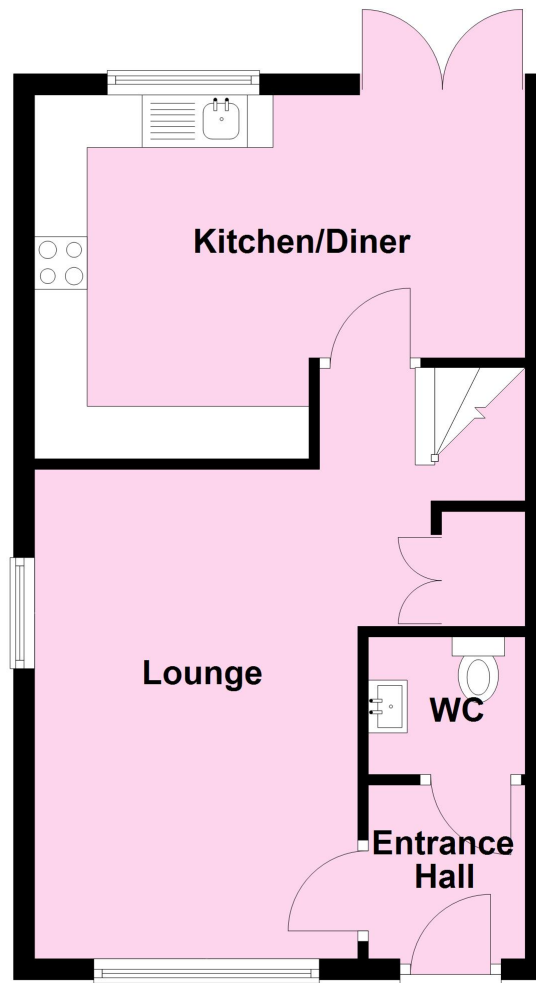
No flood risks that we are aware of

Annual communal maintenance charge is £105.99 PA through Greenbelt



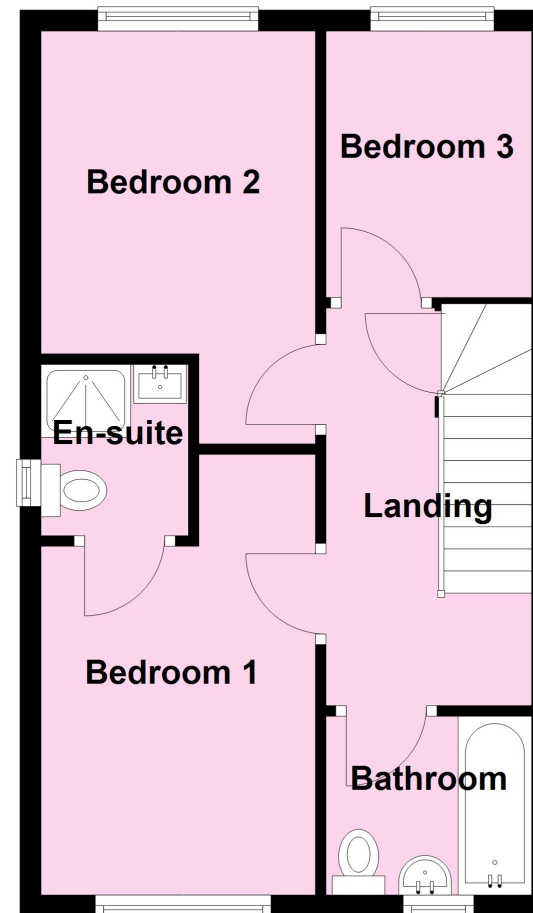
## Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



**Total area: approx. 82.5 sq. metres (888.1 sq. feet)**

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