

TO  
LET



Main Street, Broughton Astley, Leicester LE9 6RD



£825 pcm

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## PROPERTY DESCRIPTION

BRAND NEW! - This ground floor flat has fantastic accommodation comprising, entrance hall, open plan living dining fitted kitchen, master bedroom, family bathroom. The property benefits from UPVC double glazing electric underfloor heating with its own private courtyard to the rear and communal gardens with allocated parking. Internal viewing comes highly recommended!

## POINTS OF INTEREST

- *New Build*
- *Flat*
- *Double Bedroom*
- *Family Bathroom*
- *Courtyard*
- *Communal Gardens*
- *Allocated Parking*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the side aspect, laminate flooring, built in airing cupboard.

#### Open Plan Living Dining Kitchen

13' 3" x 16' 1" (4.04m x 4.90m) Two UPVC double glazed windows to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine, laminate flooring and ceiling spot lights.

#### Master Bedroom

11' 9" x 10' 10" (3.58m x 3.30m) UPVC double glazed window to the rear aspect.

#### Bathroom

7' 0" x 5' 9" (2.13m x 1.75m) 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.

### Outside

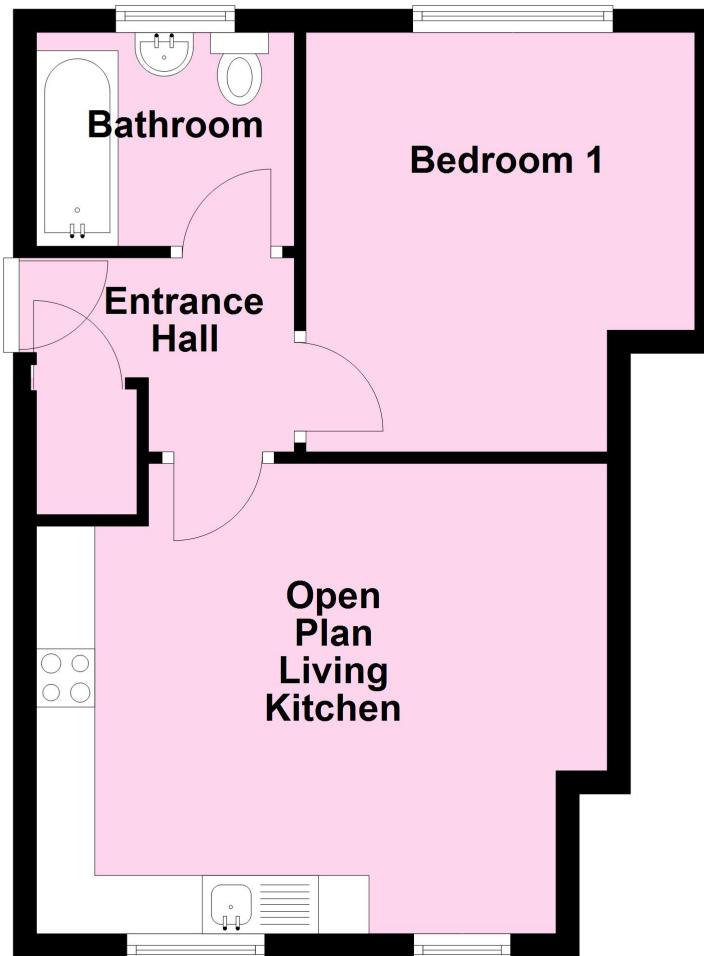
To the rear of the property there is a courtyard garden. further to the rear there is a communal garden area. To the front there is allocated off road parking.

#### Additional Notes:

Council tax band A (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. 39.6 sq. metres (425.8 sq. feet)



**Total area: approx. 39.6 sq. metres (425.8 sq. feet)**

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