

SOLD
STC



11 Martin Close, Whetstone, Leicester, Leicestershire LE8 6AH

SSTC £75,000 - Leasehold

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PROPERTY DESCRIPTION

Fantastic Find! - With this 25% shared ownership property, the ideal first step on the ladder! The modern accommodation comprises, lounge, downstairs wc, modern fitted dining kitchen, first floor landing, three great sized bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with good sized gardens to the rear and ample off road parking to the side for multi vehicles and have a EV charging point. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

POINTS OF INTEREST

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



ROOM DESCRIPTIONS

Lounge

Lounge

15' 10" x 11' 9" (4.83m x 3.58m) UPVC double glazed window to the front aspect, double glazed door to the front aspect, under stairs cupboard 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, heated towel rail and tiled flooring.

Modern Fitted Kitchen Diner

15' 10" x 11' 5" (4.83m x 3.48m) 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, dish washer, washing machine, tiled flooring and radiator.

First Floor

First Floor Landing

Over stairs cupboard, loft access (boarded loft) and radiator.

Bedroom One

15' 10" x 8' 9" (4.83m x 2.67m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

13' 1" x 8' 9" (3.99m x 2.67m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

8' 11" x 6' 9" (2.72m x 2.06m) 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, tiled flooring and heated towel rail.

Front/Side Aspects

To the front there is a garden area, to the side there is off road parking for multi vehicles with an EV charging point.

Rear Garden

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

Additional Information:

Council tax band C (Blaby District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

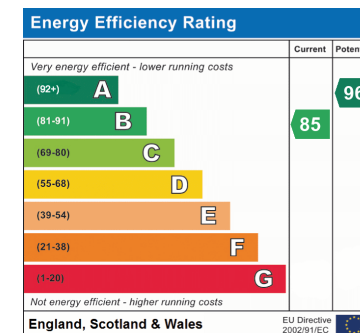
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease: 125 years from 24th May 2023

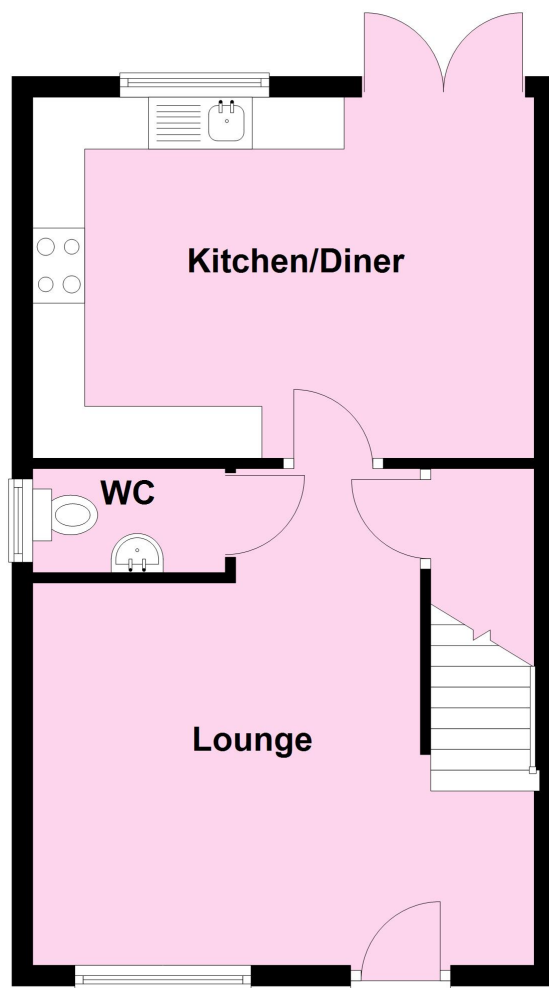
Rent: £515.63 PCM

Building Insurance: £8.33 PCM



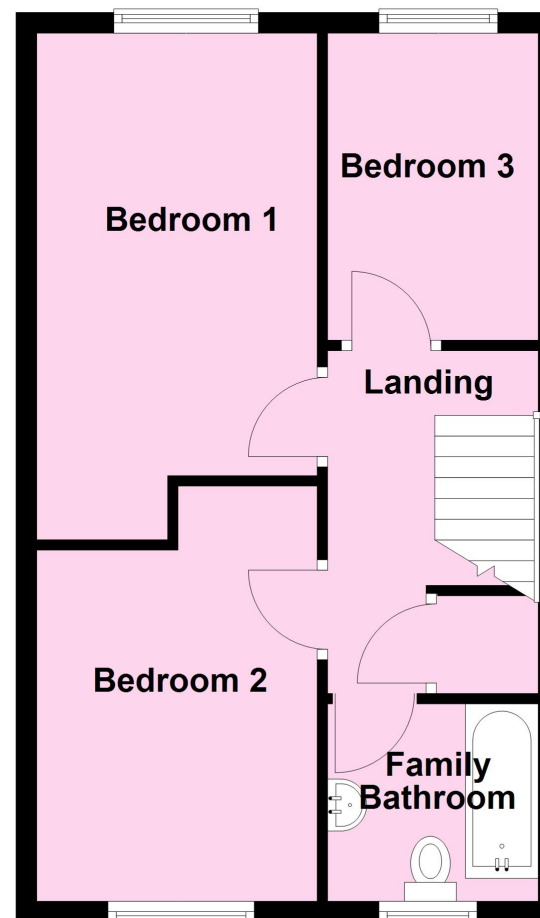
Ground Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)

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