

**SOLD
STC**



63 Buxton Crescent, Broughton Astley, LEICESTER LE9 6TA

SSTC £459,950 - Freehold

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PROPERTY DESCRIPTION

Show Home Condition! - With room for all the family don't miss out with this exceptional modern detached home which is the popular "Saunton" design built by Mssrs Jelson homes. The great sized accommodation comprises, entrance hall, down stairs wc, lounge, dining room, fitted dining kitchen, utility, study, first floor landing, FOUR great sized bedrooms, master benefits from en-suite and further family bathroom. The property has UPVC double glazed windows, gas fired central heating to radiators, detached double garage with ample off road parking for multi vehicles and attractive garden to the rear. Early viewing is highly advised to appreciate the level of accommodation on offer!

POINTS OF INTEREST

- *Family Detached Home*
- *Four Bedrooms*
- *Lounge*
- *Dining Room*
- *En-Suite*
- *Double Garage*
- *Study*
- *Ample ORP*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, UPVC double glazed window to the side aspect, tiled flooring, under stairs cupboard and radiator.

Lounge

20' 4" x 11' 1" (6.20m x 3.38m) UPVC double glazed window to the front aspect and two radiators.

Study

7' 10" x 6' 6" (2.39m x 1.98m) UPVC double glazed window to the front aspect and radiator.

Dining Room

UPVC double glazed french doors to the rear aspect and radiator.

Fitted Kitchen Diner

17' 7" x 8' 9" (5.36m x 2.67m) UPVC double glazed french doors to the rear aspect, UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in range cooker, extractor, dish washer, sink/drain, fridge / freezer, tiled flooring and radiator.

Utility Room

5' 6" x 7' 9" (1.68m x 2.36m) Double glazed door to the side aspect, being fitted with base units, built in sink/drain, plumbing for washing machine, tiled flooring and radiator.

First Floor

First Floor Landing

Double airing cupboard and loft access.

Bedroom One

18' 1" x 11' 3" (5.51m x 3.43m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

En-Suite

UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and heated towel rail.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

9' 10" x 10' 0" (3.00m x 3.05m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

11' 3" x 8' 8" (3.43m x 2.64m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

5' 8" x 7' 5" (1.73m x 2.26m) 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 and heated towel rail.

Front Garden

To the front of the property there are attractive laid to lawn gardens with block paved ample off road parking to the side aspect for multi vehicles giving access to large detached double garage.

Detached Double Garage

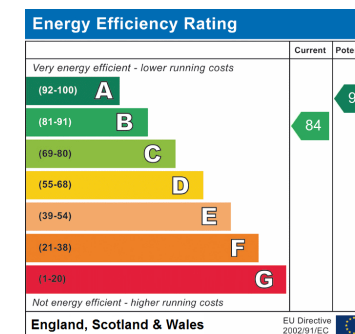
With twin up and over doors to the front aspect, courtesy side door to the rear garden, power and lighting.

Rear Garden

To the rear of the property there are attractive laid to lawn gardens with a mix of shrubs and plants, patio area with pergola and side gated access.

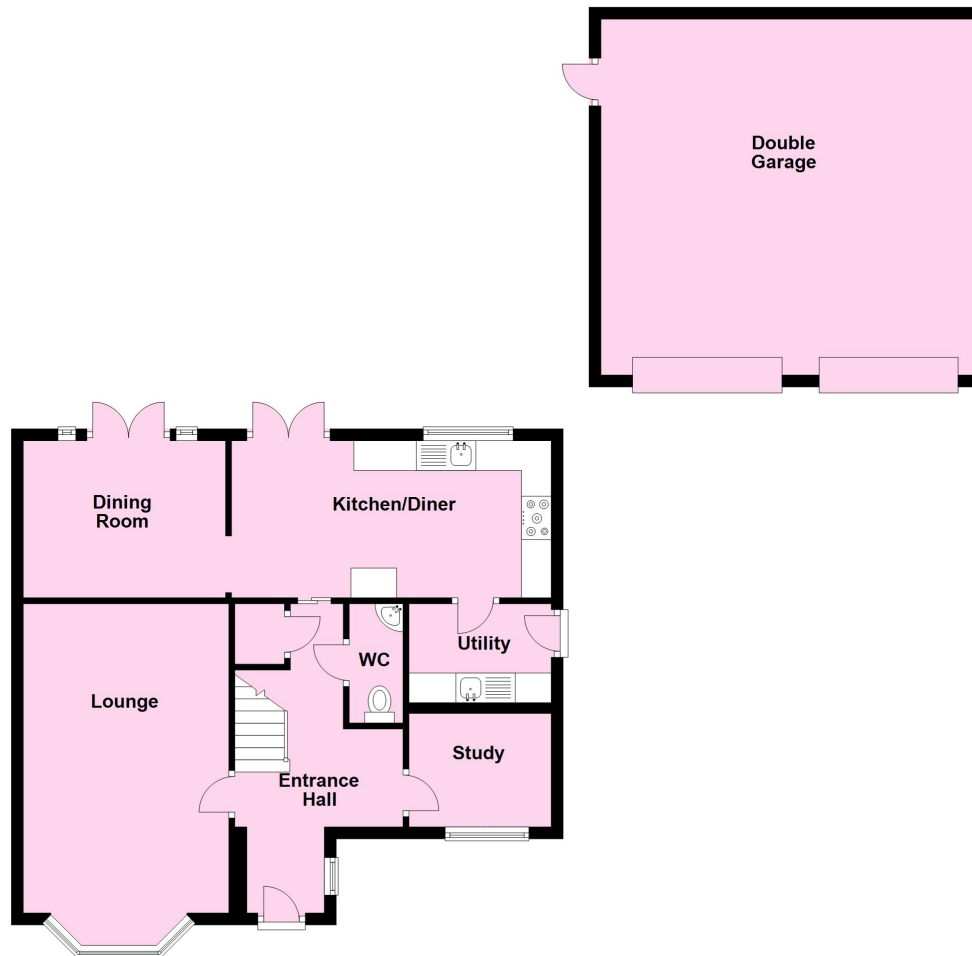
Additional Notes:

Council tax band E (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
Green Space Maintenance Charge £191.62 PA



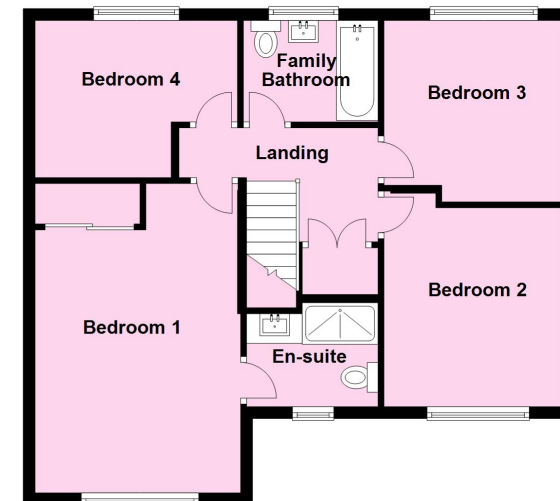
Ground Floor

Approx. 102.6 sq. metres (1103.9 sq. feet)



First Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



Total area: approx. 165.2 sq. metres (1778.2 sq. feet)

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