

**SOLD  
STC**



**Foxglove Close, Broughton Astley, Leicester LE9 6YU**

**£425,000 - Freehold**

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## PROPERTY DESCRIPTION

Looking For A Needle In A Haystack! - Loving family home situated in one of Broughton Astley's premium locations and situated in quiet cul-de-sac next to fields! The good sized accommodation comprises, entrance hall, down stairs wc, lounge, dining area, family area, re-fitted kitchen, re-fitted utility area, first floor landing, four good sized bedrooms, re-fitted en-suite, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with great sized plot, large front gardens providing ample off road parking giving access to single garage. to the rear of the property there tiered gardens with large decking area which wraps around to the side aspect. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

## POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Lounge*
- *Dining Area*
- *Re-Ftd Kitchen*
- *Single Garage*
- *Viewing Essential*
- *Family Area*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Door to the front aspect, slate flooring, under stairs cupboard and radiator.

#### Down Stairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, ceiling spot lights and radiator.

#### Lounge

13' 10" x 13' 9" (4.22m x 4.19m) UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect and radiator.

#### Dining Area

9' 5" x 8' 11" (2.87m x 2.72m) Vertical radiator

#### Family Area

9' 10" x 10' 0" (3.00m x 3.05m) UPVC double glazed with ceiling spot lights, air conditioning unit and tiled flooring.

#### Re-Fitted Kitchen

11' 10" x 9' 6" (3.61m x 2.90m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, ceiling spot lights, built in dish washer.

#### Re-Fitted Utility Area

Double glazed door to the side aspect, being fitted with a range of wall and base units with plumbing for washing machine and radiator.

### First Floor

#### Bedroom One

13' 10" x 10' 5" (4.22m x 3.17m) UPVC double glazed window to the front/side aspect, fitted wardrobe and radiator.

#### Re-Fitted En-Suite

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

#### Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m) UPVC double glazed window to the rear aspect, built in wardrobes and radiator.

#### Bedroom Three

9' 5" x 9' 7" (2.87m x 2.92m) UPVC double glazed window to the rear aspect, eaves access and radiator.

#### Bedroom Four

12' 6" x 6' 5" (3.81m x 1.96m) UPVC double glazed window to the front aspect and radiator.

#### Family Bathroom

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, ceiling spot lights and radiator.

#### Front Garden

To the front of the property there is a good sized laid to lawn garden with ample off road parking for multi vehicles giving access to single garage.

#### Single Garage

With up and over door and rear courtesy door

#### Rear/Side Garden

To the rear/side aspect, there is a good sized decking area stretching from the side around to the rear which tiers down to a lower garden section.

#### Agents Notes:

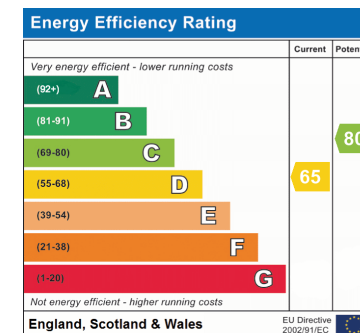
Council tax band D (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

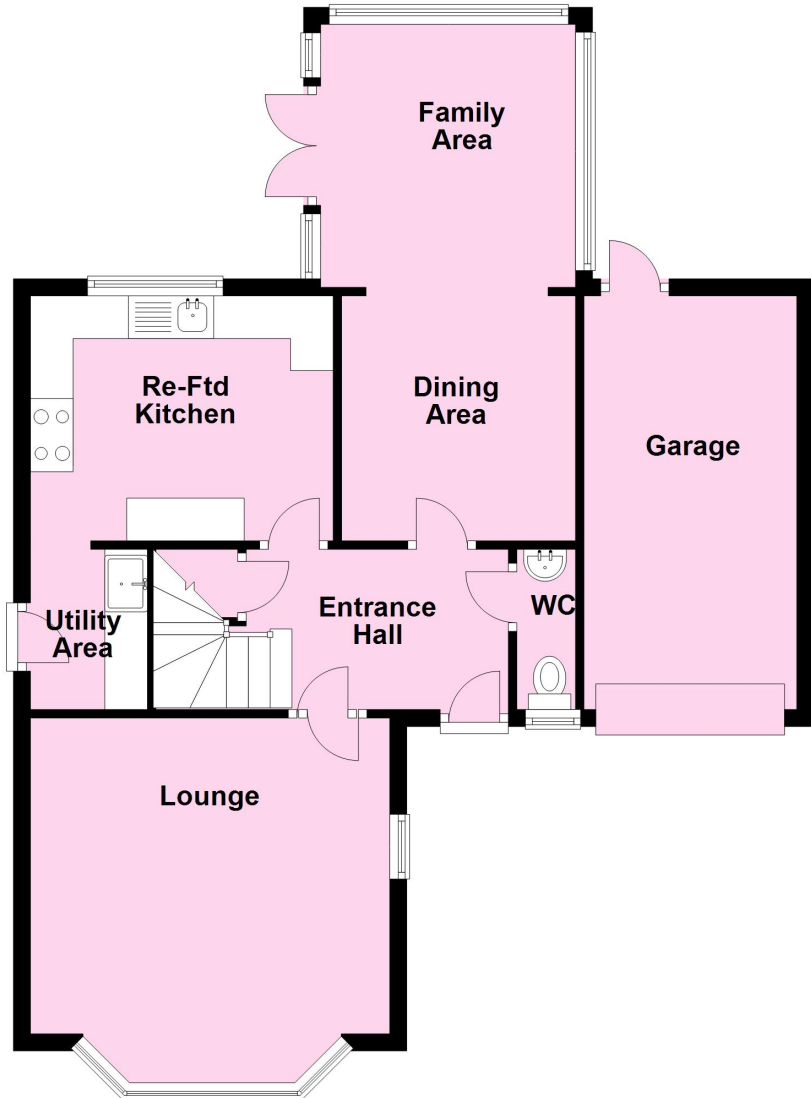
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



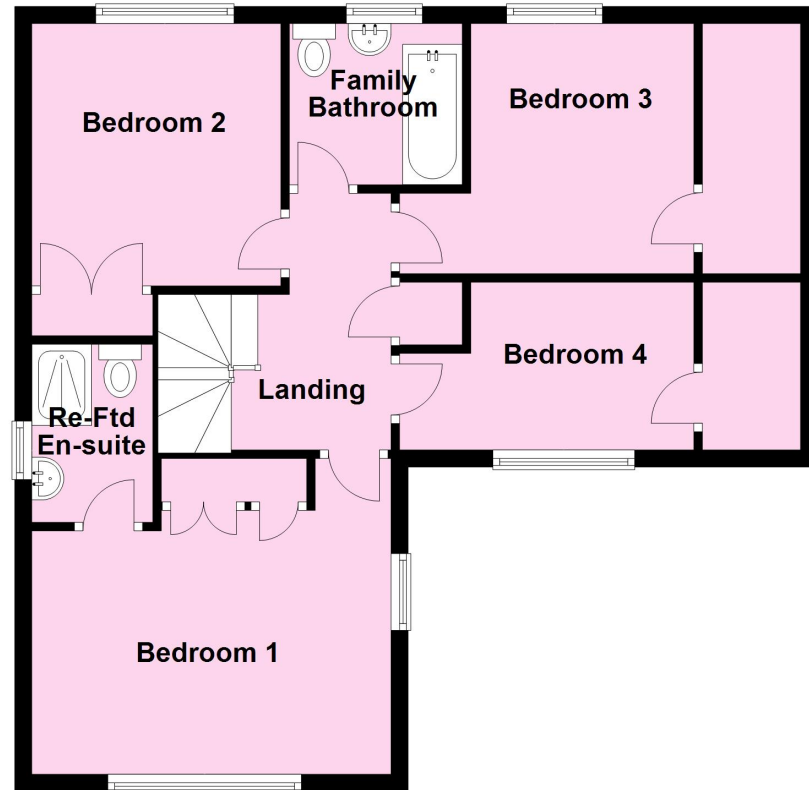
### Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



### First Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 131.2 sq. metres (1412.7 sq. feet)