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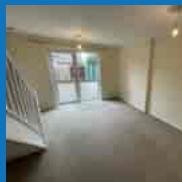


Springfield Close, Broughton Astley, LEICESTER LE9 6XG



£925 pcm

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## PROPERTY DESCRIPTION

Walk Straight In To This Show Home Property! - Completely renovated and redecorated you will find this mid town house which has accommodation comprising, entrance hall, lounge/diner, re-fitted kitchen, first floor landing, two bedrooms, re-fitted family bathroom. The property benefits from gas fired central heating to radiators (new boiler) UPVC double glazing with garden and parking further to rear! Internal viewing is a must!

## POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge/Diner*
- *Re-Ftd Kitchen*
- *Re-Ftd Bathroom*
- *ORP*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to front aspect and radiator.

#### Lounge/Diner

14' 7" x 12' 5" (4.44m x 3.78m) UPVC double glazed window & door to rear aspect and radiator.

#### Re-Fitted Kitchen

6' 8" x 9' 9" (2.03m x 2.97m) UPVC double glazed window to front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer.

### First Floor

#### First Floor Landing

Built in storage cupboard and loft access.

#### Bedroom One

12' 5" x 11' 1" (3.78m x 3.37m) UPVC double glazed window to rear aspect, fitted wardrobe and radiator.

#### Bedroom Two

10' 10" x 5' 11" (3.30m x 1.80m) UPVC double glazed window to rear aspect and radiator.

#### Bathroom

UPVC double glazed window to front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

#### Rear Garden

to the rear of the property there is block paved garden with borders, rear access to where off road parking can be located.

#### Additional Notes:

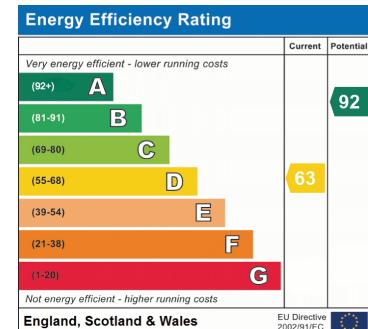
Council tax band A (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

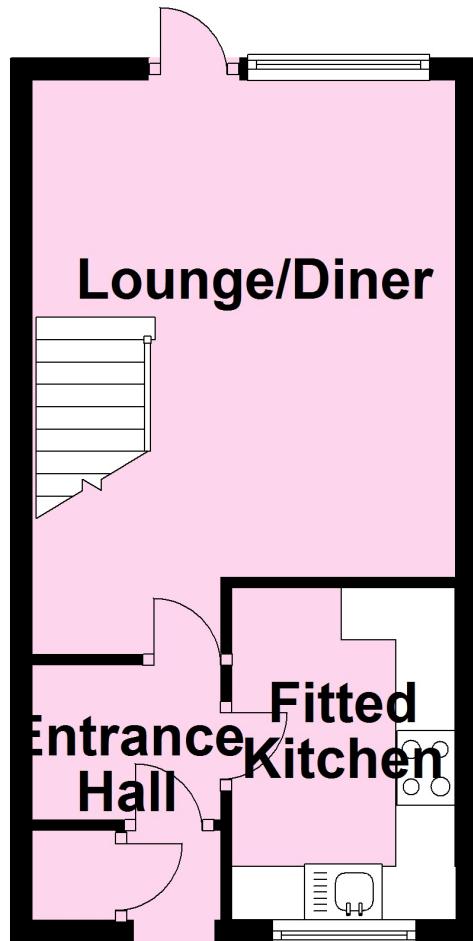
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



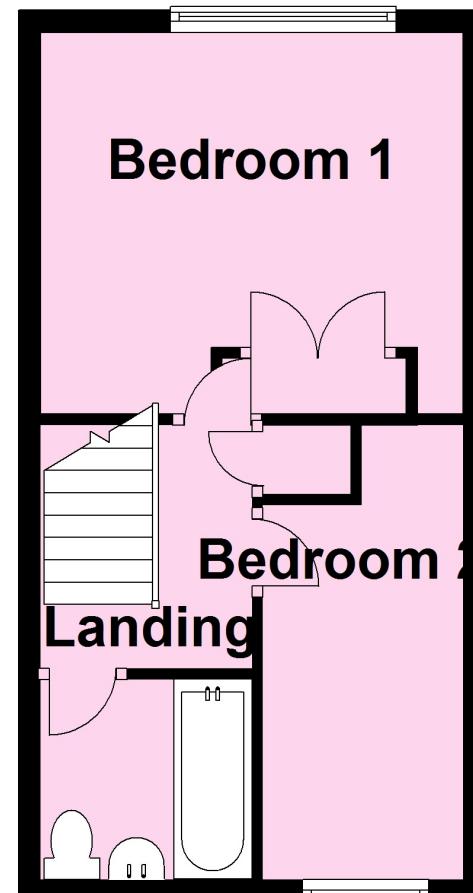
## Ground Floor

Approx. 296.2 sq. feet



## First Floor

Approx. 296.8 sq. feet



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