

**SOLD
STC**



88 Coventry Road, Broughton Astley, Leicester LE9 6QA

SSTC £229,950 - Freehold 7, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

On The Edge! - This three bed end town house is situated on the edge of the village boundary and has a great sized plot that could be extended (subject to the local planning process). The good sized accommodation comprises, lounge/diner, inner hall, fitted kitchen/diner, conservatory, first floor landing, three great sized bedrooms and shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing with work shop and hobby room with summer house located in the attractive rear garden. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *End Town House*
- *Three Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen/Diner*
- *Conservatory*
- *Work Shop*
- *Garage*
- *ORP*



ROOM DESCRIPTIONS

Ground Floor

Lounge/Diner

22' 2" x 10' 3" (6.76m x 3.12m) UPVC double glazed french doors to the rear aspect, UPVC double glazed door to the front aspect and radiator.

Inner Hall

Stairs to first floor landing.

Fitted Kitchen Diner

18' 9" x 9' 9" (5.71m x 2.97m) UPVC double glazed window to the front/rear aspects, UPVC double glazed door to the rear aspect, being fitted with a range of wall and base units with built in range cooker, sink/drainers, sink/drainers, plumbing for washing machine and radiator.

Conservatory

11' 0" x 9' 9" (3.35m x 2.97m) UPVC double glazed, tiled flooring and radiator.

Workshop

12' 3" x 11' 10" (3.73m x 3.61m) With power and lighting.

Craft Area

12' 3" x 7' 8" (3.73m x 2.34m) With power and lighting.

First Floor

First Floor Landing

UPVC double glazed window to the front aspect and loft access.

Bedroom One

10' 2" x 10' 1" (3.10m x 3.07m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

10' 1" x 9' 3" (3.07m x 2.82m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

9' 2" x 7' 0" (2.79m x 2.13m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

Shower Room

7' 0" x 6' 1" (2.13m x 1.85m) UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, built in airing cupboard and heated towel rail.

Front Garden

To the front of the property there is a low maintenance garden with water feature, overlooking a green area.

Rear Garden

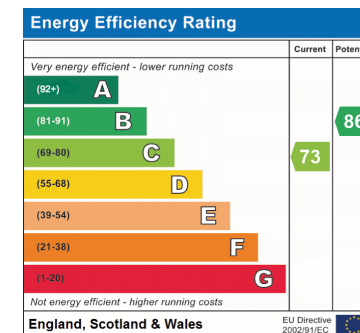
To the rear of the property there are good sized laid to lawn gardens with lots of potential to extend (subject to the local planning process), there is rear access where the garage can be located in a block.

Single Garage

Located in a block.

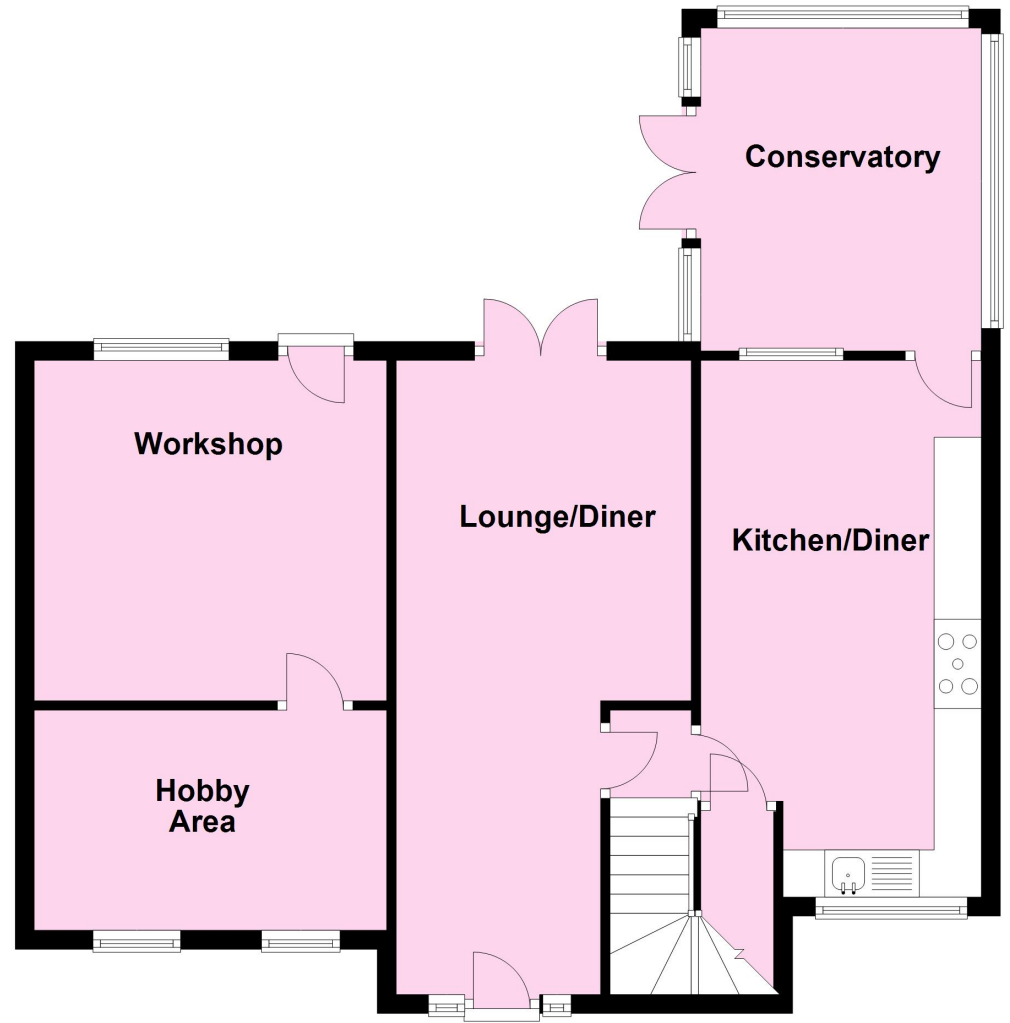
Additional Notes:

Council tax band B (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



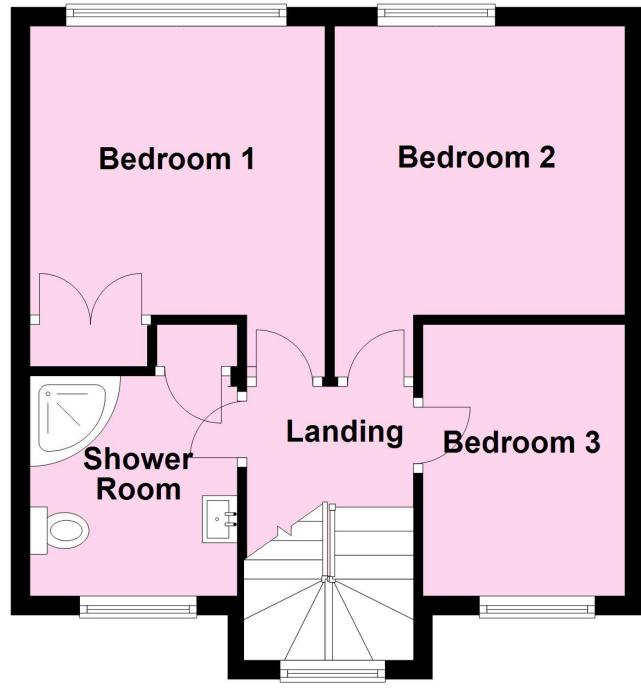
Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)