

TO
LET



40 Richardson Close, Broughton Astley, LEICESTER LE9 6NU

£895 pcm



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PROPERTY DESCRIPTION

Perfect Rental! - Fantastic mid town house presented in the highest standard with accommodation comprising, entrance hall, lounge/diner, fitted kitchen, first floor landing, two bedrooms and bathroom. The property benefits from gas fired central heating and double glazing with low maintenance gardens to rear and allocated parking further to rear. Internal viewing is a must!

POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen*
- *Off Road Parking*
- *Viewing Essential*
- *Newly Renovated*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to front aspect, stairs to first floor landing, laminate flooring and radiator.

Lounge/Dining Room

14' x 11' 8" (4.27m x 3.56m) Double glazed sliding doors to rear aspect, laminate flooring, electric fire, under stairs cupboard and radiator.

Fitted Kitchen

8' 5" x 9' 1" (2.57m x 2.77m) UPVC double glazed window to front aspect, being fitted with a range of wall and base units with built in oven, hob, sink/drain, plumbing for washing machine and radiator.

First Floor

First Floor Landing

Loft access.

Bedroom One

11' 8" x 8' 6" (3.56m x 2.59m) UPVC double glazed window to rear aspect and radiator.

Bedroom Two

8' 5" x 8' (2.57m x 2.44m) UPVC double glazed window to front aspect, over stairs airing cupboard and radiator.

Bathroom

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.

Rear Garden

To the rear of the property there are low maintenance patio garden with rear access.

Additional Notes:

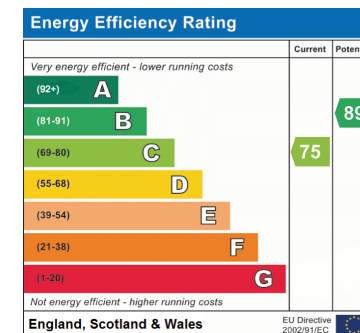
Council tax band A (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

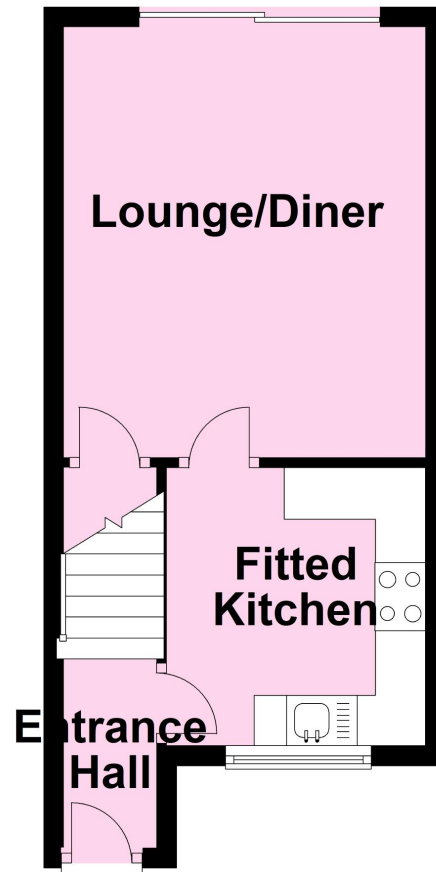
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



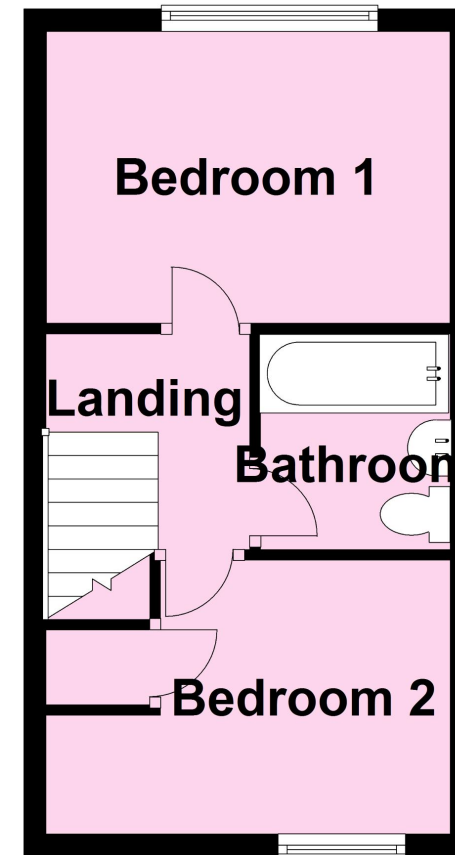
Ground Floor

Approx. 277.8 sq. feet



First Floor

Approx. 262.8 sq. feet



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