

REDUCED



Broctone Drive, Broughton Astley, Leicester LE9 6RF

REDUCED £375,000 - Freehold



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## PROPERTY DESCRIPTION

Location Location Location! - Fantastic detached bungalow tucked away in quiet village location having the benefits of the village on its door step! The modern bungalow has accommodation comprising, entrance hall, lounge, conservatory, fitted kitchen/diner, utility, two bedrooms, shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing with low maintenance gardens to the rear and ample off road parking to the front giving access to double garage. The property has no upward chain and early viewing comes highly recommended.

## POINTS OF INTEREST

- *Detached Bungalow*
- *Two Bedrooms*
- *Lounge*
- *Conservatory*
- *Fitted Kitchen Diner*
- *Double Garage*
- *Utility*
- *Quiet Location*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, laminate flooring, loft access and radiator.

#### Lounge

18' 6" x 11' 3" (5.64m x 3.43m) UPVC double glazed window to the side aspect, UPVC double glazed french doors to the rear aspect, laminate flooring, feature fireplace and two radiators.

#### Conservatory

9' 11" x 9' 0" (3.02m x 2.74m) UPVC double glazed and radiator.

#### Fitted Kitchen Diner

17' 10" x 9' 7" (5.44m x 2.92m) UPVC double glazed french doors to the side aspect, UPVC double glazed window to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, ceiling spot lights and radiator.

#### Utility

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, being fitted with base units built in sink/drain, plumbing for washing, tiled floor, loft access and radiator.

#### Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Two

9' 7" x 8' 1" (2.92m x 2.46m) UPVC double glazed window to the front aspect and radiator.

#### Shower Room

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, tiled flooring and radiator.

#### Front Garden

To the front of the property there is ample off road parking giving access to double garage.

#### Detached Double Garage

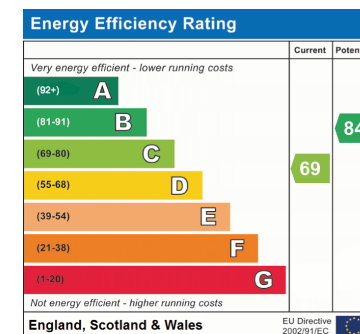
17' 6" x 17' 3" (5.33m x 5.26m) With two electric roller shutter doors.

#### Rear Garden

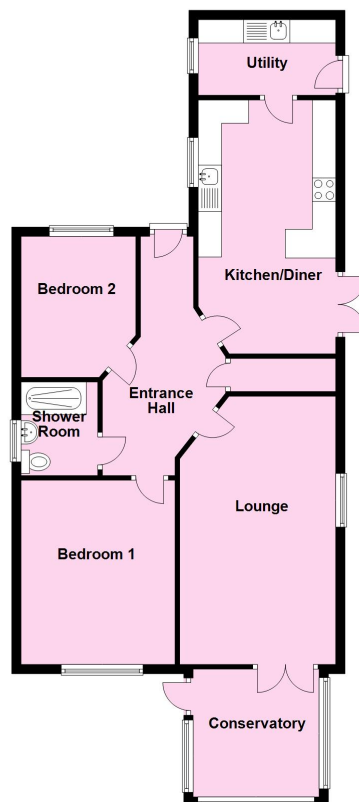
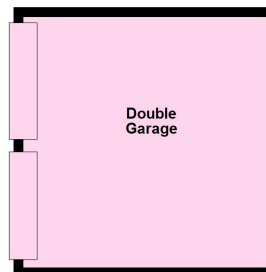
To the rear of the property there are low maintenance gardens with patio area and side access.

#### Additional 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. 111.3 sq. metres (1197.9 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 sq. feet)

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