

**SOLD  
STC**



**8 Whitby Close, Broughton Astley, Leicester LE9 6SL**

**SSTC £254,750 - Freehold**

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## PROPERTY DESCRIPTION

Tucked Away Location! - This vastly improved semi-detached home is offered for sale with immaculate accommodation comprising, entrance hall, lounge, fitted kitchen/diner, first floor landing, three bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking for multi vehicles giving access to detached garage. To the rear there are well maintained gardens. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

## POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Lounge*
- *Fitted Kitchen Diner*
- *Garage*
- *Off Road Parking*
- *GFCH*
- *Quiet Location*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Lounge

12' 11" x 10' 10" (3.94m x 3.30m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

#### Fitted Kitchen Diner

14' 1" x 11' 7" (4.29m x 3.53m) UPVC double glazed window to the side/rear aspects, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, fridge/freezer, dish washer, tiled flooring, plumbing for washing machine.

### First Floor

#### First Floor Landing

Built in airing cupboard and ceiling spot lights.

#### Bedroom One

11' 7" x 8' 5" (3.53m x 2.57m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### Bedroom Two

8' 11" x 8' 5" (2.72m x 2.57m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Three

8' 11" x 5' 4" (2.72m x 1.63m) UPVC double glazed window to the rear aspect and radiator.

#### Family Bathroom

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, ceiling spot lights and heated towel rail.

#### Front Garden

To the front/side of the property there is off road parking giving access to detached single garage.

#### Single Garage

With up and over door.

#### Rear Garden

To the rear of the property there are laid to lawn gardens with patio area and side access.

#### Additional Notes:

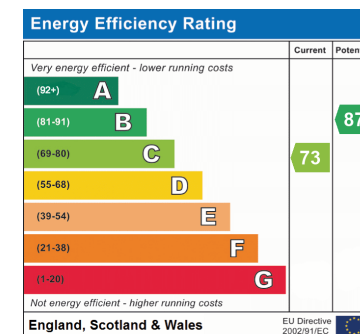
Council tax band B (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

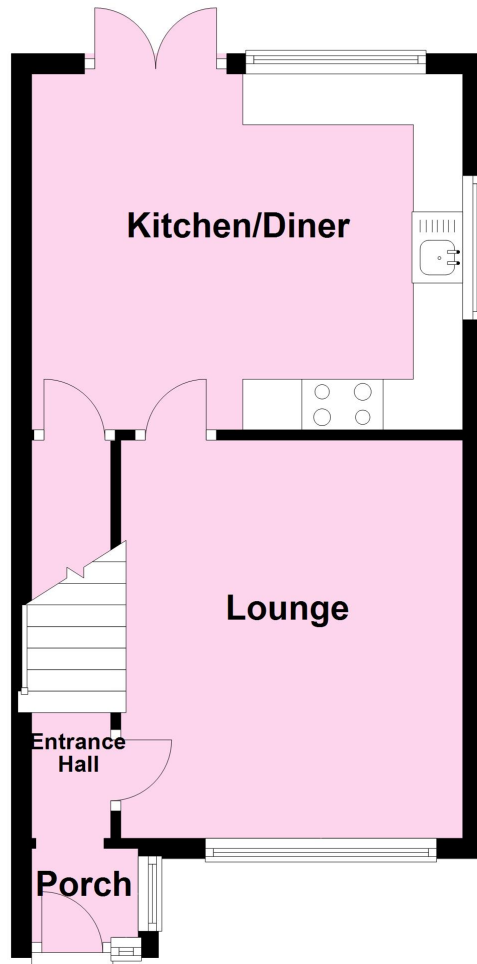
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



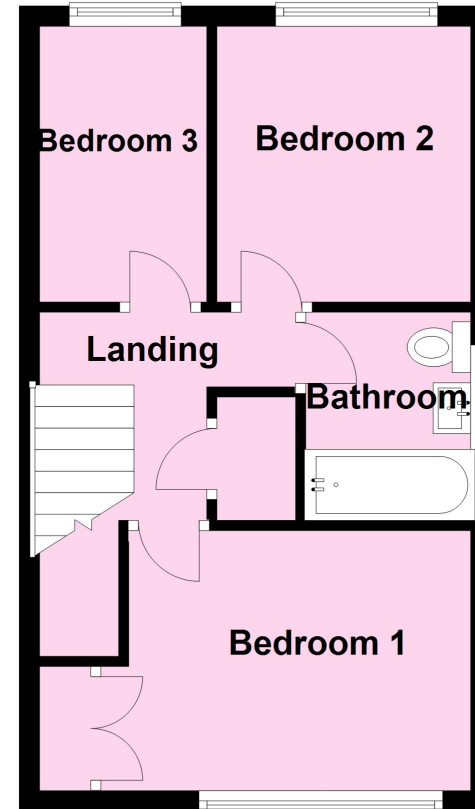
## Ground Floor

Approx. 354.9 sq. feet



## First Floor

Approx. 343.9 sq. feet



Total area: approx. 698.8 sq. feet

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