

**SOLD
STC**



9 Fallow Close, Broughton Astley, Leicester LE9 6WZ

SSTC £289,950 - Freehold

97, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

In Need Of Some TLC? - But with a great location you will find this detached home hard to resist. The property benefits from spacious accommodation comprising, entrance hall, downstairs wc, lounge, dining area, fitted dining kitchen, first floor landing there are three bedrooms and family shower room. There is gas fired central heating to radiators, double glazing with off road parking to the front giving access to single garage and attractive laid to lawn gardens to the rear. The property has NO CHAIN and early viewing is advised.

POINTS OF INTEREST

- *Detached*
- *Three Bedrooms*
- *Lounge*
- *Dining Area*
- *Ftd Dining Kitchen*
- *Shower Room*
- *No Chain*
- *Viewing Advised*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin.

Lounge

15' 5" x 12' 0" (4.70m x 3.66m) UPVC double glazed window to the front aspect and radiator.

Dining Area

10' 1" x 8' 5" (3.07m x 2.57m) UPVC double glazed window to the rear aspect and radiator.

Fitted Dining Kitchen

15' 0" x 11' 7" (4.57m x 3.53m) UPVC double glazed window to the rear aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units with built in oven, hob extractor, two sink/drainers, plumbing for washing machine, under stairs cupboard and radiator.

First Floor

First Floor Landing

Double glazed window to the side aspect.

Bedroom One

11' 10" x 9' 2" (3.61m x 2.79m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

11' 10" x 8' 4" (3.61m x 2.54m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

9' 0" x 6' 7" (2.74m x 2.01m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

Shower Room

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

Front Garden

To the front of the property there are laid to lawn gardens with off road parking giving access to single garage.

Single Garage

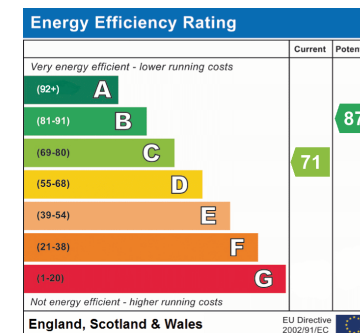
With up and over door.

Rear Garden

To the rear of the property there are laid to lawn gardens, patio area, a mix of shrubs and planted surround and side access.

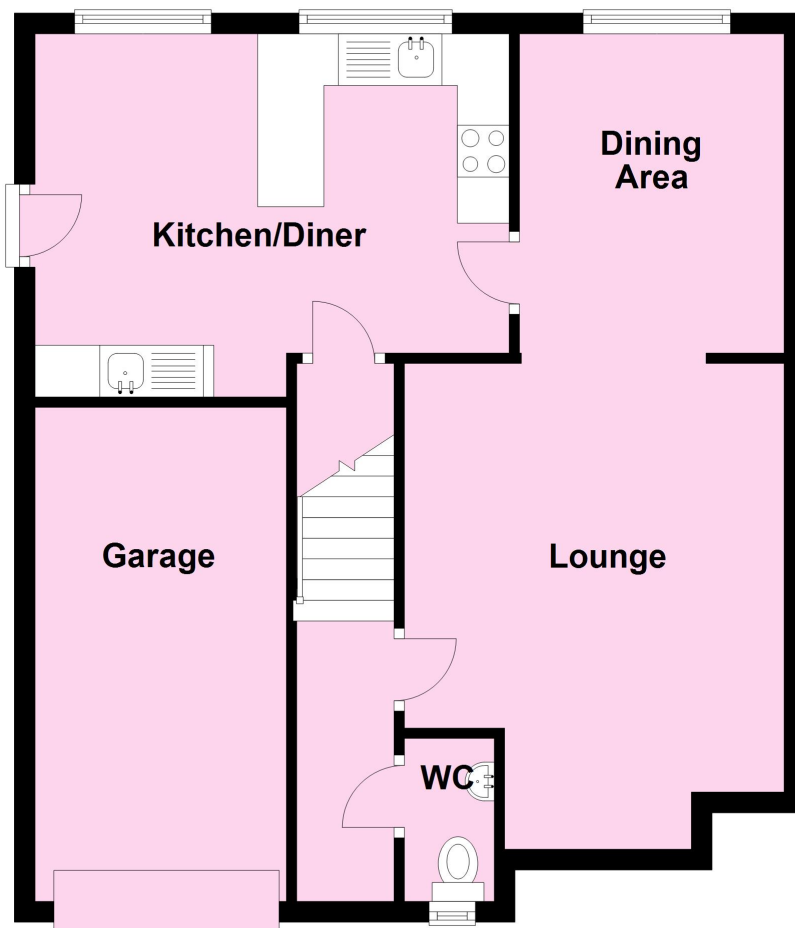
Additional Notes:

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



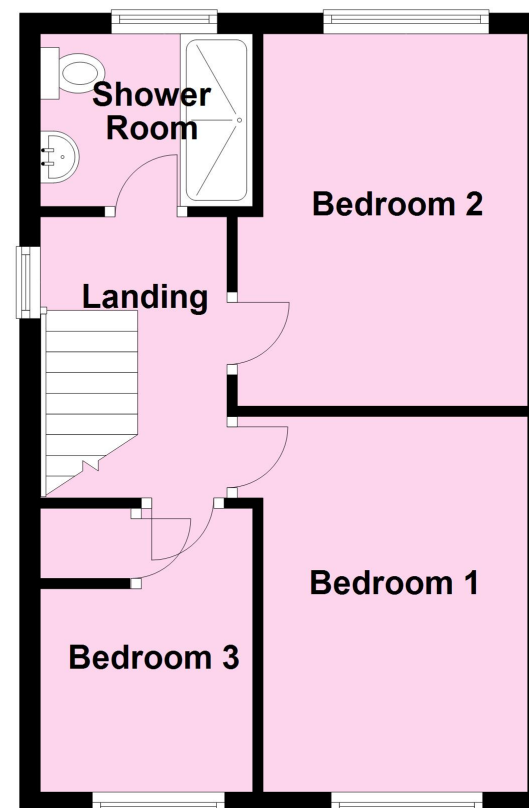
Ground Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 93.0 sq. metres (1000.9 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.