

TO  
LET



Fretter Close, Broughton Astley, LEICESTER LE9 6TT

£895 pcm

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## PROPERTY DESCRIPTION

Looking For Something Quirky - Then look no further with this modern duplex property with accommodation comprising, entrance hall with stairs leading to first floor, fitted breakfast kitchen, separate wc, lounge/diner, second floor landing, two bedrooms and family bathroom. The property benefits from gas fired central heating, UPVC double glazed windows with allocated parking to rear and internal viewing comes highly recommended!

## POINTS OF INTEREST

- *Duplex Property*
- *Two Bedrooms*
- *Fitted Kitchen*
- *Lounge/Diner*
- *Family Bathroom*
- *Separate WC*
- *Parking*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to front aspect and stairs to first floor landing.

### First Floor

#### First Floor Landing

Stairs to second floor and radiator.

#### Separate WC

UPVC double glazed window to rear aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, storage cupboard and radiator.

#### Lounge/Diner

13' 6" x 14' 3" max(4.11m x 4.34m max) UPVC double glazed window to front aspect and radiator.

#### Fitted Kitchen

13' 4" x 7' 5" (4.06m x 2.26m) UPVC double glazed bay window to side aspect, UPVC double glazed window to rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, plumbing for washing machine and radiator.

### Second Floor

#### Second Floor Landing

Loft access and radiator.

#### Bedroom One

16' 4" x 14' 4" (4.98m x 4.37m) UPVC double glazed window to front aspect and radiator.

#### Bedroom Two

10' 10" x 7' 5" (3.30m x 2.26m) UPVC double glazed window to rear aspect and radiator.

#### Bathroom

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

#### Outside

To the rear of the property there is allocated parking.

#### 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

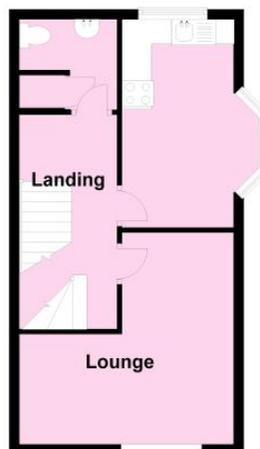
## Ground Floor

Approx. 3.7 sq. metres ( 40.2 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



## Second Floor

Approx. 34.3 sq. metres (369.6 sq. feet)

