

SOLD  
STC



Marjon, Green Road, Broughton Astley, Leicester LE9 6RA

SSTC £365,000 - Freehold

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## PROPERTY DESCRIPTION

Endless Potential! - With this NON ESTATE detached home, although requiring modernisation this could be transformed into something very special! The accommodation comprises, entrance porch, entrance hall, lounge, dining area, study, downstairs wc, fitted kitchen, first floor landing, four sizable bedrooms and shower room. The property benefits from gas fired central heating to radiators, majority double glazing with off road parking to the front giving access to large double garage and private gardens to the front/rear, with NO CHAIN and early viewing is advised.

## POINTS OF INTEREST

- *Detached Home*
- *Four Bedrooms*
- *Lounge*
- *Dining Area*
- *Fitted Kitchen*
- *Double Garage*
- *No Chain*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

UPVC double glazed door to the front aspect.

#### Entrance Hall

UPVC double glazed door to the side aspect, under stairs cupboard, built in cupboard, stairs to first floor landing and radiator.

#### Downstairs Bathroom

Window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower.

#### Lounge

18' 11" x 11' 11" (5.77m x 3.63m) Double glazed sliding doors to the rear aspect, UPVC double glazed window to the side aspect and radiator.

#### Dining Area

10' 11" x 8' 3" (3.33m x 2.51m) UPVC double glazed sliding doors to the side aspect, UPVC double glazed window to the rear aspect and radiator.

#### Study

9' 1" x 9' 2" (2.77m x 2.79m) UPVC double glazed window to the front aspect and radiator.

#### Fitted Kitchen

9' 8" x 9' 3" (2.95m x 2.82m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine and tiled flooring.

### First Floor

#### First Floor Landing

Loft access.

#### Bedroom One

17' 10" x 8' 1" (5.44m x 2.46m) UPVC double glazed window and door to the front aspect, fitted wardrobes and radiator.

#### Bedroom Two

13' 0" x 11' 4" (3.96m x 3.45m) UPVC double glazed window to the front aspect, eaves access and radiator.

#### Bedroom Three

11' 6" x 9' 6" (3.51m x 2.90m) UPVC double glazed window to the rear aspect, built in airing cupboard, built in cupboard and radiator.

#### Bedroom Four

8' 11" x 7' 8" (2.72m x 2.34m) UPVC double glazed window to the rear aspect 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, shower cubicle and radiator.

#### Front Garden

To the front of the property there is a private mature garden with off road parking giving access to double garage.

#### Double Garage

With up and over door and rear courtesy door to the rear garden.

#### Rear Garden

To the rear of the property there are mature gardens with a mix of trees/shrubs, set in private position with access to the double garage.

#### Additional Information:

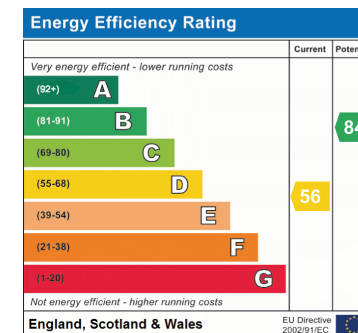
Council tax band D (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

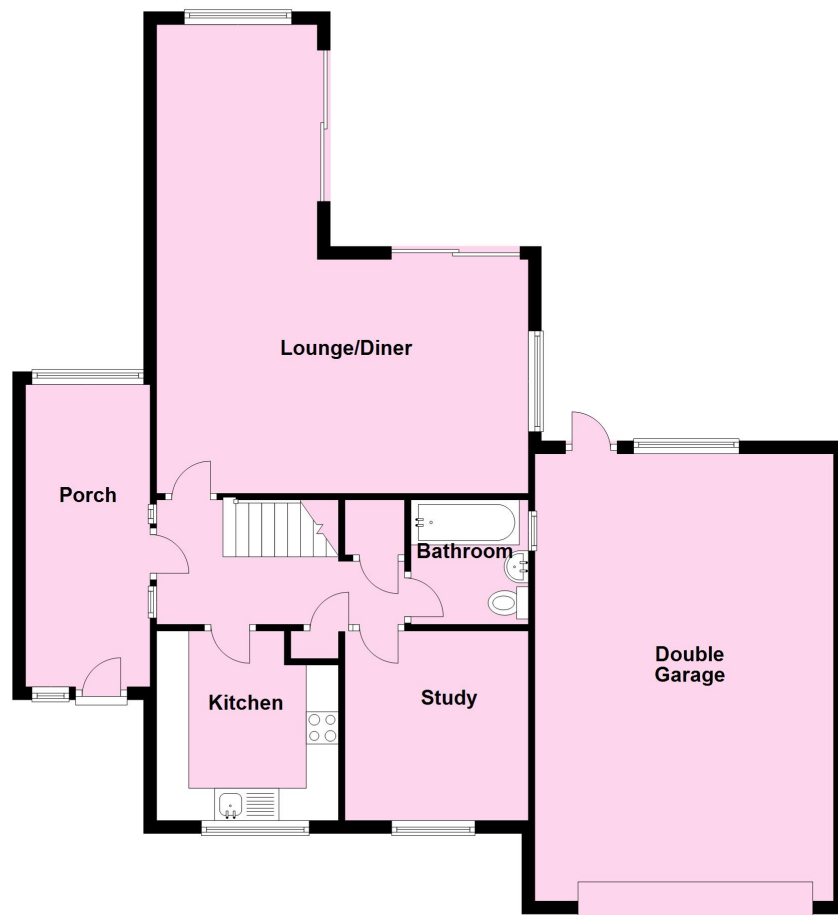
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



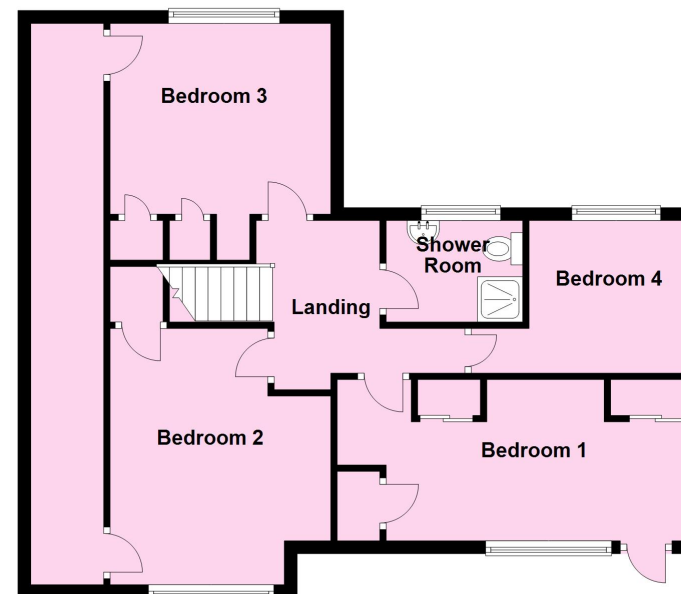
### Ground Floor

Approx. 101.4 sq. metres (1091.8 sq. feet)



### First Floor

Approx. 67.4 sq. metres (725.6 sq. feet)



Total area: approx. 168.8 sq. metres (1817.3 sq. feet)

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