

**SOLD
STC**



7 Dunton Road, Broughton Astley, LEICESTER, Leicestershire LE9 6NA

SSTC £215,000 - Freehold 7, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Ideal First Time Buy! - This charming mid terraced house has great sized accommodation comprising, lounge, dining room, fitted kitchen, first floor landing, three bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with OFF ROAD PARKING to the rear. The property comes with NO CHAIN and early viewing comes highly recommended to appreciate the level of accommodation on offer.

POINTS OF INTEREST

- *Mid Terraced House*
- *Three Bedrooms*
- *Lounge*
- *Dining Room*
- *Fitted Kitchen*
- *Bathroom*
- *ORP*
- *No Chain*



ROOM DESCRIPTIONS

Ground Floor

Lounge

15' 3" x 11' 9" (4.65m x 3.58m) UPVC double glazed window to the front aspect, double glazed door to the front aspect, feature fire place, under stairs and radiator.

Dining Room

11' 8" x 10' 11" (3.56m x 3.33m) UPVC double glazed window to the rear aspect and radiator.

Kitchen

12' 10" x 6' 4" (3.91m x 1.93m) UPVC double glazed window and door to the side aspect, being fitted with a range of wall and base units with built in sink/drain, plumbing for washing machine, tiled flooring and radiator.

First Floor

First Floor Landing

Loft access.

Bedroom One

13' 6" x 12' 0" (4.11m x 3.66m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

Bedroom Two

12' 10" x 7' 0" (3.91m x 2.13m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m) UPVC double glazed window to the rear aspect and radiator.

Bathroom

10' 7" x 4' 6" (3.23m x 1.37m) Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower and part tiled walls.

Front Garden

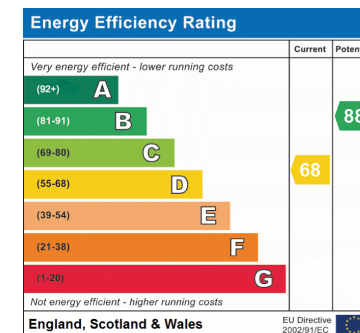
To the front of the property there is a small garden area giving access to the front door.

Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio area and rear access to where the off road parking can be located.

Additional Notes:

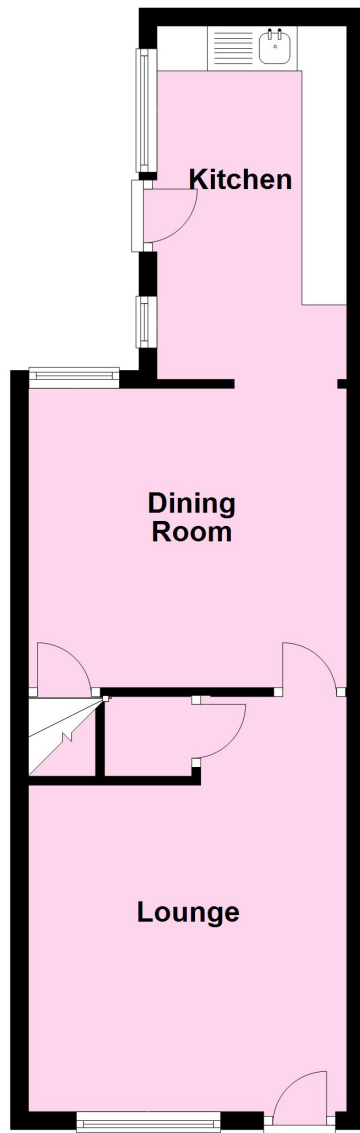
Council tax band B (Harborough District Council)
Standard Brick Construction / Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of





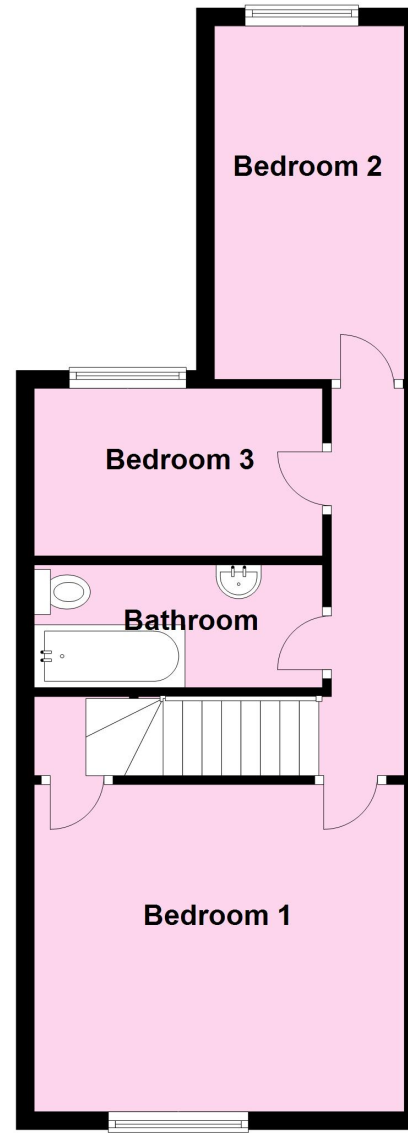
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 79.0 sq. metres (850.0 sq. feet)