

SOLD
STC



14 Queen Elizabeth Crescent, Broughton Astley, LEICESTER LE9 6TP



SSTC £475,000 - Freehold 77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

*** STAR BUY *** A rare chance to buy the popular "Lydden" style property build by Mssrs William Davis Homes, the great sized contemporary accommodation comprises, entrance hall, lounge, dining room, fitted dining kitchen, utility room, galleried landing, FOUR DOUBLE BEDROOMS, master with en-suite and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the side giving access to detached double garage and attractive sizable gardens to the rear. Planning permission has been granted for side/rear extension (22/00090/FUL). The property is still well within the NHBC guarantee and an internal inspection is considered essential to appreciate the quality of the accommodation on offer!

POINTS OF INTEREST

- *Modern Detached*
- *Four Bedrooms*
- *Lounge*
- *Ftd Dining Kitchen*
- *En-Suite*
- *Double Garage*
- *Dining Room*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to front aspect, tiled floor, UPVC double glazed window to front aspect stairs leading to galleried landing, under stairs cupboard and radiator.

Down Stairs WC

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

Lounge

20' 4" x 11' 8" (6.20m x 3.56m) UPVC double glazed window to front/side aspects, Plantation shutters to front window. UPVC double glazed French doors to rear aspect, vertical radiator and radiator.

Dining Room

10' 1" x 11' 3" (3.07m x 3.43m) UPVC double glazed window to rear aspect and radiator.

Fitted Kitchen Diner

23' 3" x 13' 3" (7.09m x 4.04m) UPVC double glazed window to front aspect fitted with plantation shutter. UPVC double glazed French doors to the rear aspect, being fitted with a range of quality wall and base units with various built in Smeg appliances such as stainless steel five ringed gas hob, convector double oven, plate warming draw, extractor, sink/drain, dish washer, fridge/freezer, tiled flooring, ceiling spot lights, radiator and a vertical radiator.

Utility

UPVC double glazed door to rear aspect, being fitted with wall and base units with plumbing for washing machine, space for a tumble dryer, tiled flooring and radiator.

First Floor

Galleried Landing

UPVC double glazed window to front aspect, two built in corner storage cupboards, built in airing cupboard and radiator.

Bedroom One

13' 9" x 11' 8" (4.19m x 3.56m) UPVC double glazed window to rear/side aspect, fitted wardrobes and radiator.

En-Suite

UPVC double glazed window to front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, ceiling spot lights, tiled flooring, part tiled walls and heated towel rail.

Bedroom Two

11' 10" x 10' 0" (3.61m x 3.05m) UPVC double glazed window to rear/side aspects and radiator.

Bedroom Three

10' 1" x 10' 11" (3.07m x 3.33m) UPVC double glazed window to rear aspect, fitted wardrobe and radiator.

Bedroom Four

8' 5" x 10' 0" (2.57m x 3.05m) UPVC double glazed window to front/side aspects and radiator.

Family Bathroom

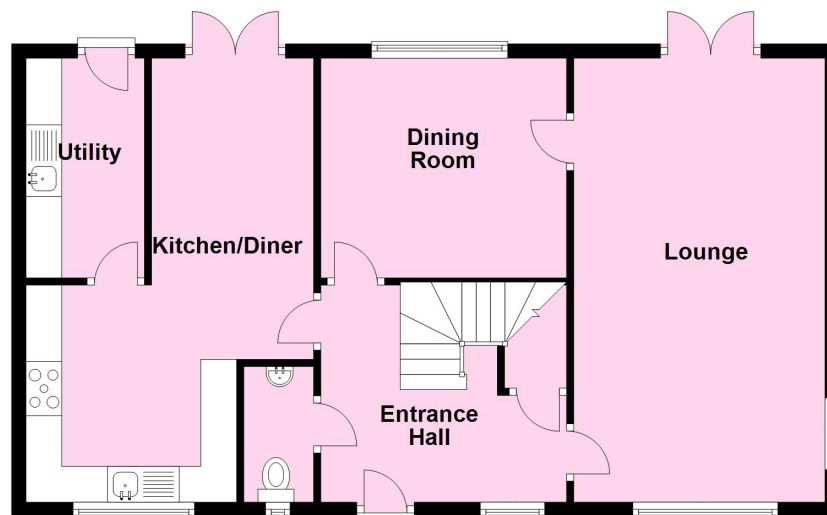
UPVC double glazed window front aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, separate shower cubicle, part tiled walls, tiled flooring and heated towel rail and ceiling spot lights.

Front Garden

To the front of the property there is an attractive garden area situated in non overlooked position with ample off road parking to the side giving access to

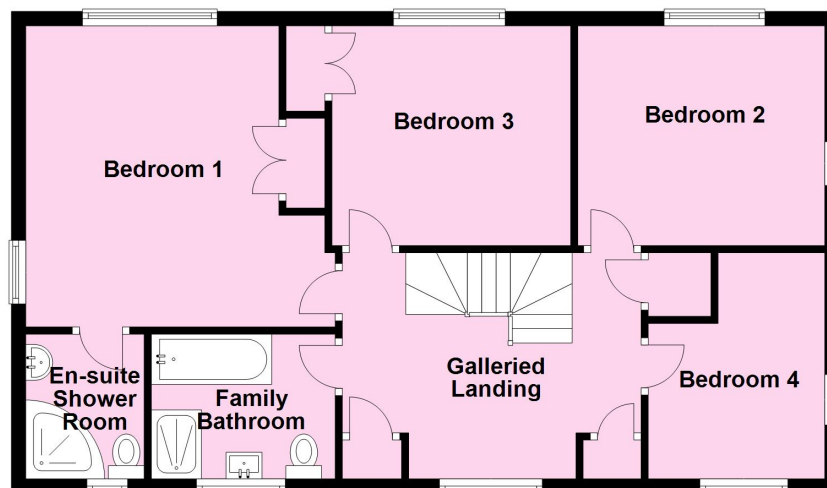
Ground Floor

Approx. 69.1 sq. metres (743.5 sq. feet)



First Floor

Approx. 69.8 sq. metres (751.2 sq. feet)



Total area: approx. 138.9 sq. metres (1494.7 sq. feet)