

FOR  
SALE



10 Dunton Road, Broughton Astley, Leicester LE9 6NB

£215,000 - Freehold

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## PROPERTY DESCRIPTION

Not To Be Missed! - This period terraced home has great sized accommodation comprising, lounge, dining room, fitted kitchen, first floor landing, two double bedrooms, re-fitted family shower room. The property benefits from gas fired central heating to radiators, majority UPVC double glazing with courtyard front garden and attractive laid to lawn rear gardens with rear access where the off road parking can be located. Internal viewing is highly recommended on this gem!

## POINTS OF INTEREST

- Terraced
- Two bedrooms
- Lounge
- Fitted Kitchen
- ORP
- Attractive Garden
- Viewing Essential
- Dining Room



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

12' 5" x 11' 11" (3.78m x 3.63m) UPVC double glazed window and door to the front aspect, feature fireplace and radiator.

#### Dining Room

12' 6" x 11' 11" (3.81m x 3.63m) UPVC double glazed french doors to the rear aspect, under stairs cupboard, feature fireplace, stairs to first floor landing and vertical radiator.

#### Fitted Kitchen

13' 7" x 7' 2" (4.14m x 2.18m) UPVC double glazed window and door to the side aspect, window to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage and plumbing for washing machine

### First Floor

#### First Floor Landing

Loft access.

#### Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m) UPVC double glazed window to the front aspect, over stairs cupboard, feature fireplace and radiator.

#### Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m) UPVC double glazed window to the rear aspect, over stairs cupboard and radiator.

#### Re-Fitted Shower Room

12' 10" x 7' 4" (3.91m x 2.24m) UPVC double glazed window to the rear aspect, being re-fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, built in airing cupboard (housing boiler) and heated towel rail.

#### Front Garden

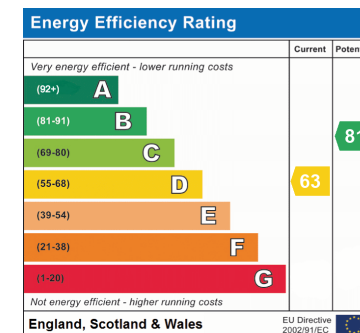
To the front of the property there is a courtyard garden.

#### Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio area and a mix of trees, shrubs and planted surround, coal house, outside wc and rear access to where the off road parking can be found.

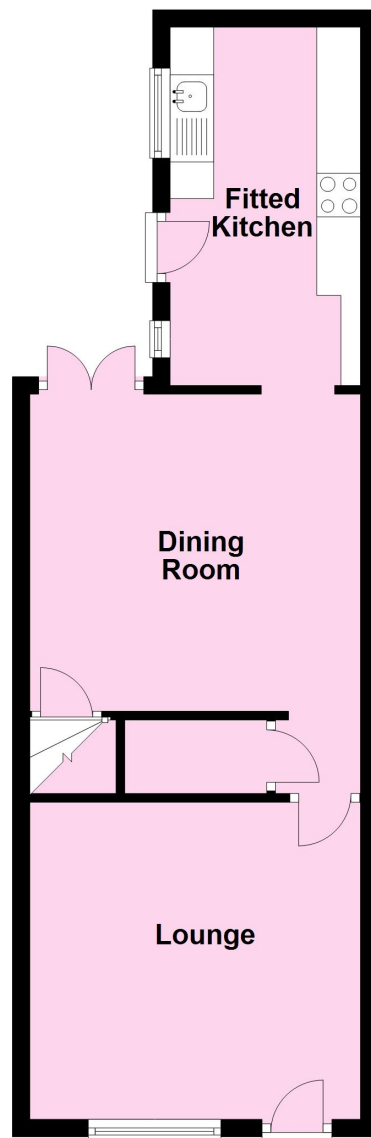
#### Additional Note:

Council tax band A (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



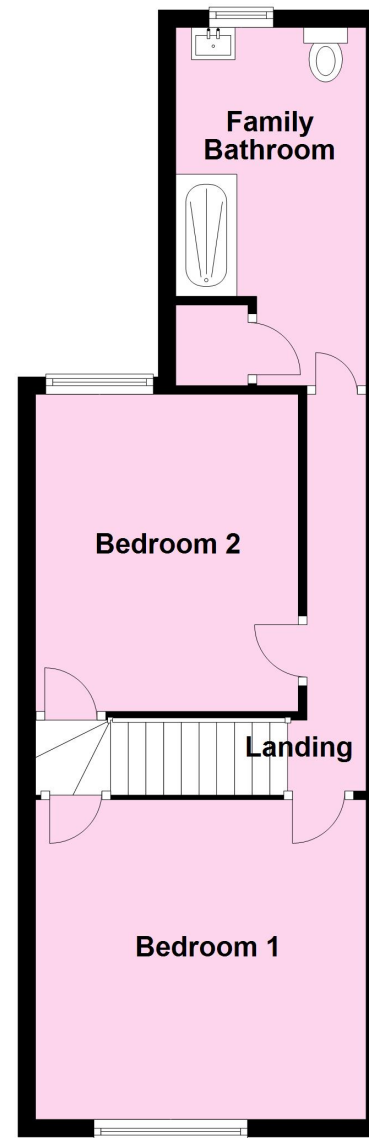
### Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 sq. feet)