

**SOLD
STC**



6 The Avenue, Broughton Astley, Leicester LE9 6QJ

SSTC £375,000 - Freehold



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PROPERTY DESCRIPTION

Out Of This World! - Be blown away with this EXTENDED three bed semi-detached home, which is situated in a quiet cul-de-sac and boasts excellent living space comprising, entrance hall, lounge, family fitted living dining kitchen, play/study room, first floor landing with THREE DOUBLE BEDROOMS and exquisite family bathroom. The property benefit from gas fired central heating to radiators, double glazing with off road parking to the front, attractive private gardens to rear and detached sectional garage to the rear! Internal viewing is a real must!

POINTS OF INTEREST

- *Extended Semi-Det*
- *Three Large Beds*
- *Open Plan Living Dining Kit*
- *Lounge*
- *Family Bathroom*
- *ORP*
- *Viewing Essential*
- *Play Room/Study*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Two UPVC double glazed windows to the front aspect, two UPVC double glazed windows to the side aspect, double glazed door to the front aspect and tiled flooring.

Lounge

15' 5" x 11' 4" (4.70m x 3.45m) UPVC double glazed window to the front/rear aspect and radiator.

Living Fitted Kitchen

20' 6" x 15' 5" (6.25m x 4.70m) Two UPVC double glazed windows to the front aspect, being fitted with a range of wall and base units with built in oven, hob, sink/drain, plumbing for dish washer, tiled flooring, multi fuel burner and radiator.

Family Dining Area

15' 7" x 10' 10" (4.75m x 3.30m) UPVC double glazed bi-folding doors to the rear aspect, tiled flooring and vertical radiator.

Play/Study Area

8' 10" x 7' 3" (2.69m x 2.21m) UPVC double glazed port hole window to the rear aspect and radiator.

Utility/Down Stairs WC

UPVC double glazed window to the rear aspect being fitted with two piece suite comprising, low level wc, hand wash basin, plumbing for washing machine and tiled flooring.

First Floor

First Floor Landing

Two UPVC double glazed windows to the rear aspect.

Bedroom One

12' 2" x 15' 0" (3.71m x 4.57m) UPVC double glazed window to the front/rear aspect and radiator.

Bedroom Two

UPVC double glazed window to the front aspect, laminate flooring and radiator.

Bedroom Three

11' 5" x 8' 0" (3.48m x 2.44m) UPVC double glazed window to the front aspect, loft access and radiator.

Family Bathroom

8' 2" x 7' 0" (2.49m x 2.13m) UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, shower cubicle, bath, tiled flooring, tiled surround, ceiling spot lights and heated towel rail.

Front Garden

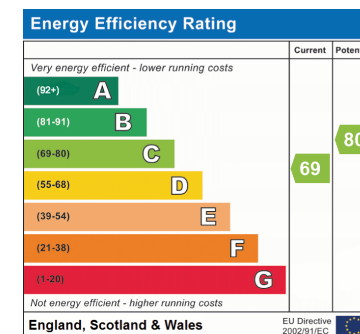
To the front of the front of the property there is ample off road parking.

Rear Garden

To the rear of the property there are good sized laid to lawn gardens, undercover bar/entertaining area and access to detached sectional garage.

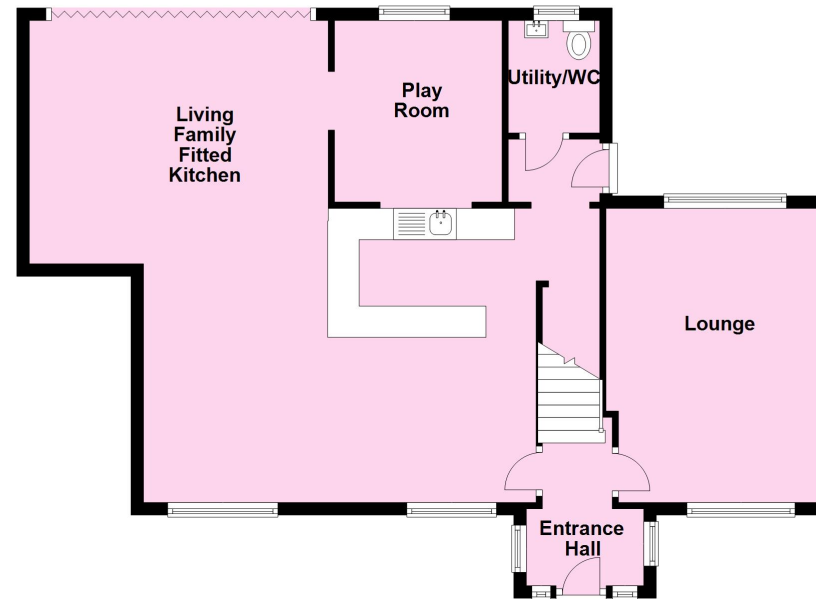
Additional Notes:

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



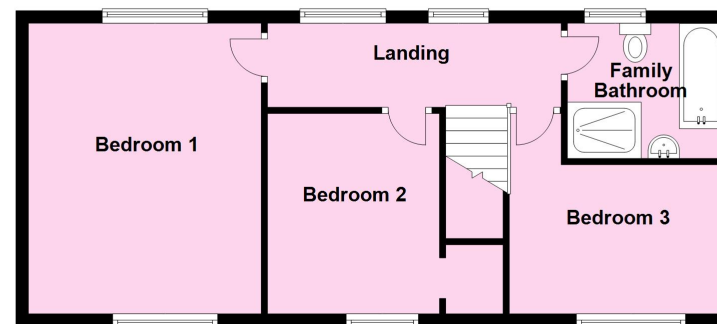
Ground Floor

Approx. 82.3 sq. metres (885.3 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



Total area: approx. 133.6 sq. metres (1438.0 sq. feet)

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