

FOR
SALE



Orchid Place, Broughton Astley, Leicester LE9 6NN

£475,000 - Freehold

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PROPERTY DESCRIPTION

Outstanding Location! - Don't miss out with this EXTENDED family detached home which is located in one of Broughton Astley's premium positions boasting accommodation comprising, entrance hall, lounge, extended living fitted dining kitchen, utility, downstairs shower room, first floor landing, FOUR great sized bedrooms, master benefits from en-suite and family bathroom. The property benefits from gas fired central heating to radiators, double glazing with ample off road parking to the front with security bollards, to the rear there is a low maintenance garden in private position.

POINTS OF INTEREST

- *Extended Detached*
- *Four Bedrooms*
- *Lounge*
- *Ext Open Plan Living*
- *Downstairs Shower Room*
- *En-Suite*
- *Prime Location*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, under stairs cupboard, stairs to first floor landing and radiator.

Lounge

16' 4" x 10' 5" (4.98m x 3.17m) UPVC double glazed window to the front aspect, feature fire place, wooden floor and radiator.

Open Plan Living Family Fitted Dining Kitchen

22' 5" x 21' 6" (6.83m x 6.55m) UPVC double glazed bi-folding doors to the rear aspect, UPVC double glazed window to the rear aspect, two double glazed velux windows to the rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, ceiling spot lights, tiled flooring vertical radiator and air conditioning unit.

Utility

UPVC double glazed door to the side aspect, courtesy door to the garage, tiled flooring and built in sink.

Downstairs Shower Room

Double glazed velux window to the rear aspect, being fitted with three piece suite comprising, double shower cubicle, hand wash basin, low level wc, tiled flooring and heated towel rail.

First Floor

First Floor Landing

Loft access and built in airing cupboard.

Bedroom One

15' 2" x 11' 5" (4.62m x 3.48m) UPVC double glazed window to the front aspect, fitted wardrobes, built in cupboard and radiator.

En-Suite

UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, tiled flooring and radiator.

Bedroom Two

14' 1" x 8' 1" (4.29m x 2.46m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

11' 6" x 7' 6" (3.51m x 2.29m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

11' 2" x 8' 2" (3.40m x 2.49m) 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, tiled flooring, ceiling spot lights and heated towel rail.

Front Garden

To the front of the property there is a laid to lawn garden area with ample off road parking for multi vehicles with resin driveway and three security retractable bollards.

Garage

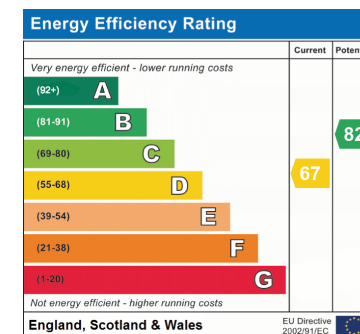
With roller shutter door, power and lighting, window to the side aspect.

Rear Garden

To the rear of the property there are private patio gardens with side access.

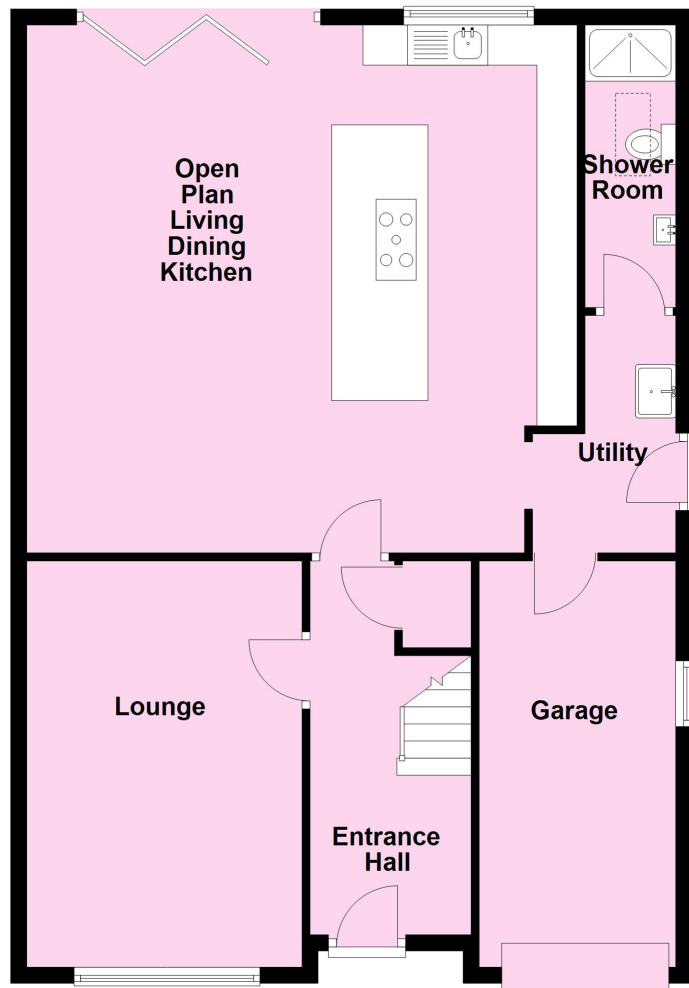
Additional Notes:

Council tax band E (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



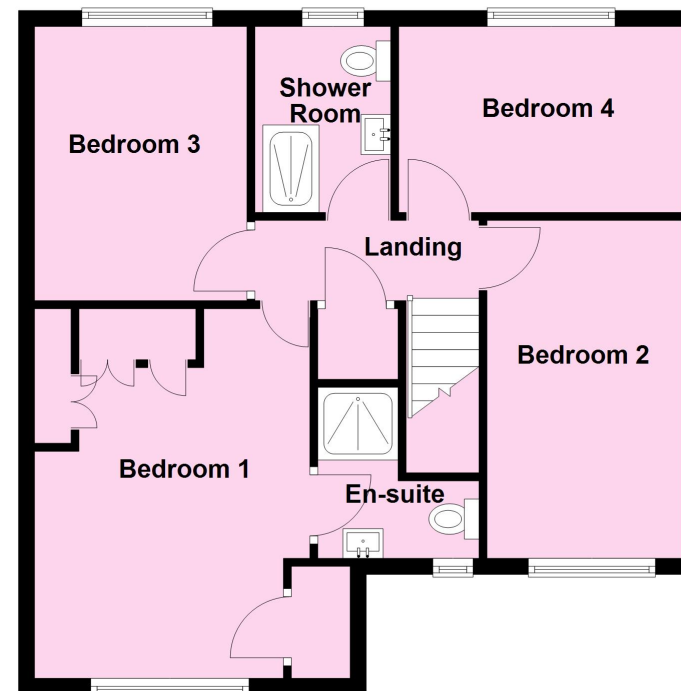
Ground Floor

Approx. 93.8 sq. metres (1009.4 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 153.7 sq. metres (1654.2 sq. feet)

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