

**SOLD
STC**



20 Auburn Road, Blaby, Leicester LE8 4DA

SSTC £289,950 - Freehold



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PROPERTY DESCRIPTION

One Of A Kind! - Situated with great access to the local village centre and with ample off road parking for multi vehicles you will find this individual detached bungalow that has good sized accommodation comprising, entrance porch, entrance hall, lounge, kitchen/diner, conservatory, two double bedrooms, shower room. The property has majority UPVC double glazing with gas fired central heating (new boiler 2025), to the front of the property there is ample off road parking which stretches down the side with private gates to a detached sectional garage and beautifully maintained gardens to the rear. The property comes with NO CHAIN and early viewing is highly advised.

POINTS OF INTEREST

- *Detached Bungalow*
- *Two Bedrooms*
- *Conservatory*
- *Kitchen/Diner*
- *Shower Room*
- *Ample ORP*
- *No Chain*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

UPVC double glazed door to the side aspect.

Entrance Hall

UPVC double glazed door to the front aspect, loft access, laminate flooring and radiator.

Lounge

15' 0" x 11' 3" (4.57m x 3.43m) UPVC double glazed window to the front/side aspect, laminate flooring and radiator.

Kitchen/Diner

18' 8" x 14' 8" max (5.69m x 4.47m max) Double glazed sliding doors to the rear aspect, UPVC double glazed window to the rear aspect, window 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.

Conservatory

10' 9" x 7' 9" (3.28m x 2.36m) UPVC double glazed and tiled flooring.

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m) UPVC double glazed window to the rear aspect, laminate flooring and radiator.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

Shower Room

Window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, built in airing cupboard, tiled flooring.

Front Garden

To the front of the property there are low maintenance gardens with ample off road parking that stretches to the side towards the sectional garage.

Sectional Garage

With up and over door.

Rear Garden

To the rear of the property there are good size gardens with large patio area, laid to lawn gardens and a mix of bushes and planted surround.

Additional Notes:

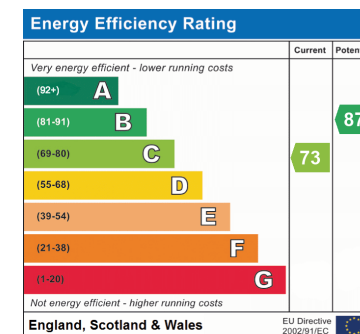
Council tax band C (Blaby District Council)

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. 80.2 sq. metres (863.0 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

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