

SOLD  
STC



17 Drummond Road, Enderby, Leicester LE19 4QL

£259,500 - Freehold



77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

## PROPERTY DESCRIPTION

One Level Living! - A great opportunity to purchase this detached bungalow which has accommodation that has recently been repainted and new carpets, comprising, entrance hall, lounge, kitchen, shower room, two bedrooms with gardens to the front and rear and off road parking to the side giving access to single garage. The property comes with NO CHAIN with great access to the village centre and internal viewing comes highly recommended.

## POINTS OF INTEREST

- *Detached Bungalow*
- *Two Bedrooms*
- *Lounge*
- *Kitchen*
- *Shower Room*
- *Detached Garage*
- *No Chain*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the side aspect, built in cupboard, built in airing cupboard and radiator.

#### Lounge

17' 11" x 10' 10" (5.46m x 3.30m) UPVC double glazed window to the front aspect and radiator.

#### Kitchen

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, being fitted with a range of base units with built in sink/drain, plumbing for washing machine and radiator.

#### Bedroom One

14' 2" x 9' 10" (4.32m x 3.00m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

#### Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m) UPVC double glazed window to the front aspect and radiator.

#### Shower Room

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

#### Front Garden

To the front of the property there are laid to lawn gardens with off road parking to the side giving access to detached garage.

#### Single Garage

With up and over door.

#### Rear Garden

To the rear of the property there are laid to lawn gardens with patio area.

### Additional Information

Council tax band C (Blaby District Council)

Standard Brick Construction / Tiled Roof

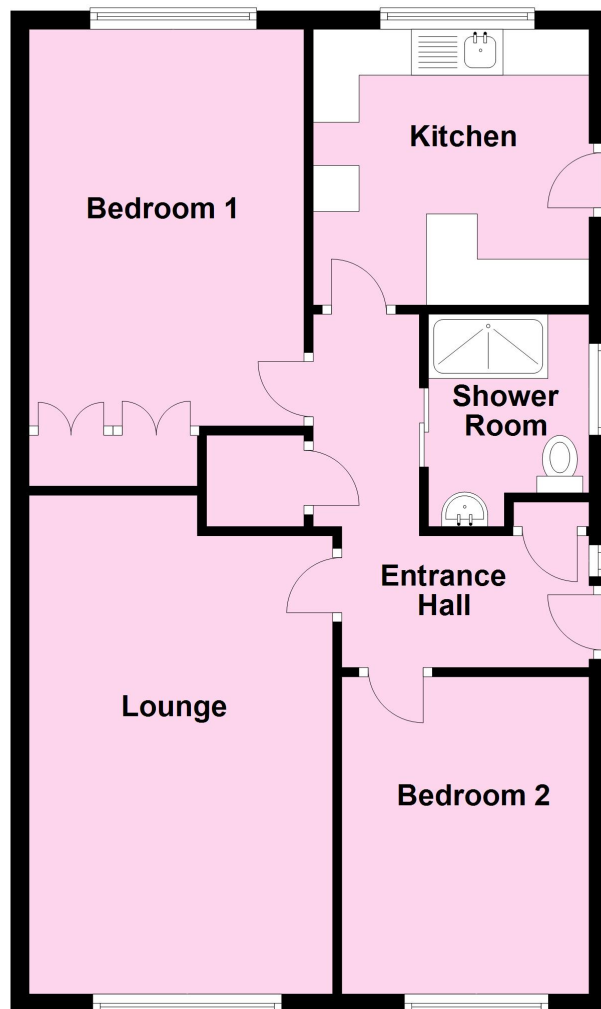
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

## Ground Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.