

FOR  
SALE



45 Hobby Close, Broughton Astley, Leicester LE9 6RP

£325,000 - Freehold

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## PROPERTY DESCRIPTION

Tucked Away! - This EXTENDED family detached home has great sized accommodation comprising, entrance hall, down stairs wc, lounge, dining area, family area, fitted kitchen, utility, first floor landing, four good sized bedrooms, master en-suite, shower room. The property benefits from gas fired central heating to radiators, double glazing with off road parking to the front giving access to larger than average single garage and attractive garden to the rear. Internal viewing comes highly recommended with NO UPWARD CHAIN!

## POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Lounge*
- *Dining Area*
- *Family Area*
- *En-Suite*
- *Shower Room*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the side aspect, tiled flooring, and radiator.

#### Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin.

#### Lounge

13' 9" x 12' 0" (4.19m x 3.66m) UPVC double glazed window to the front aspect, gas fire and radiator.

#### Dining Area

10' 10" x 7' 9" (3.30m x 2.36m) Laminate flooring

#### Family Area

16' 9" x 7' 11" (5.11m x 2.41m) UPVC double glazed window to the rear / side aspect, UPVC double glazed french doors to the rear aspect, two double glazed velux windows, laminate flooring and radiator.

#### Fitted Kitchen

10' 10" x 8' 9" (3.30m x 2.67m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, tiled flooring.

#### Utility

10' 5" x 7' 5" (3.17m x 2.26m) UPVC double glazed window & door to the rear aspect, being fitted with a range of wall and base units, plumbing for washing machine and radiator.

### First Floor

#### First Floor Landing

Loft access and built in airing cupboard

#### Bedroom One

11' 4" x 9' 6" (3.45m x 2.90m) UPVC double glazed window to the front aspect, built in wardrobe 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, double shower cubicle and built in cupboard.

#### Bedroom Two

9' 3" x 8' 4" (2.82m x 2.54m) UPVC double glazed window to the rear aspect, built in wardrobe and radiator.

#### Bedroom Three

10' 6" x 7' 2" (3.20m x 2.18m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Four

10' 8" x 7' 2" max (3.25m x 2.18m max) 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 and radiator.

#### Front Garden

To the front of the property there is ample off road parking giving access to single garage and a garden area.

#### Larger Than Average Single Garage

With up and over door.

#### Rear Garden

To the rear of the property there are attractive laid to lawn gardens with decking area, border surround and side access.

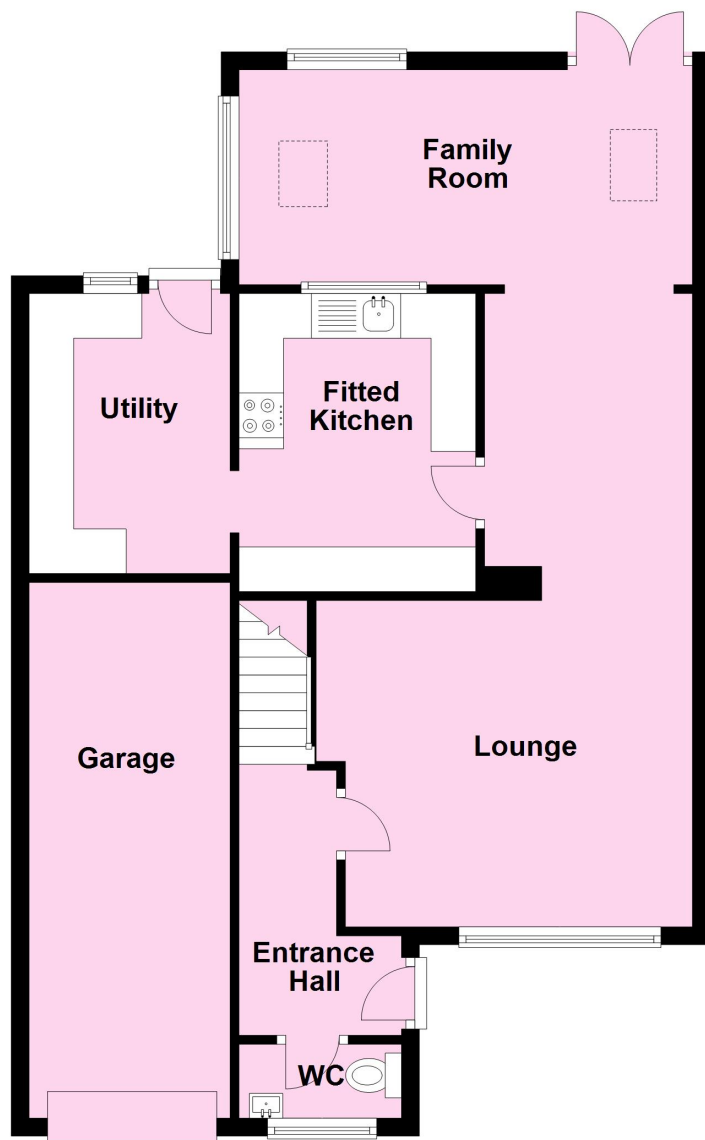
#### Additional Notes:

Council tax band C (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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

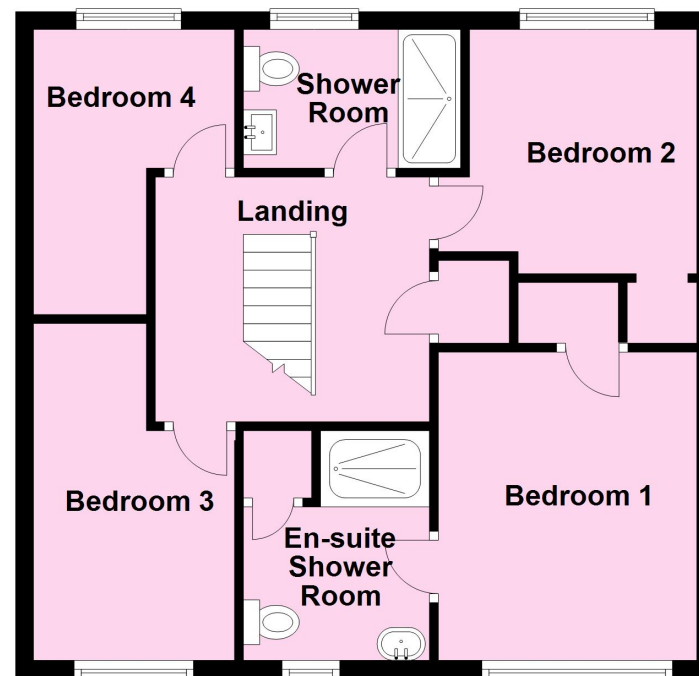
### Ground Floor

Approx. 67.5 sq. metres (726.0 sq. feet)



### First Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 120.0 sq. metres (1291.6 sq. feet)