

TO  
LET



Buxton Crescent, Broughton Astley, LEICESTER LE9 6TA

£975 pcm

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 [lettings@davidrobinsonestates.co.uk](mailto:lettings@davidrobinsonestates.co.uk)



## PROPERTY DESCRIPTION

Modern Delights - With this Jelson home which has superb accommodation comprising, entrance hall, lounge, down stairs wc, fitted kitchen, first floor landing, two bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with laid to lawn garden to rear and off road parking to side. Internal viewing is recommended. Available early November 25.

## POINTS OF INTEREST

- *Modern Home*
- *Two Bedrooms*
- *Entrance Hall*
- *Lounge*
- *Off Road Parking*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Lounge/Diner

UPVC double glazed french doors to the rear aspect, under stairs cupboard and radiator.

#### Fitted Kitchen

UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, fridge/freezer, sink/drain, dish washer, plumbing for washing.

### First Floor

#### First Floor Landing

Loft access.

#### Bedroom One

UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Two

UPVC double glazed window to the front aspect and radiator.

### Family Bathroom

Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

### Gardens

To the front of the property there are laid to lawn gardens with off road parking for two vehicles. To the rear of the property there are good sized laid to lawn gardens with patio area and side access.

### Additional Notes:

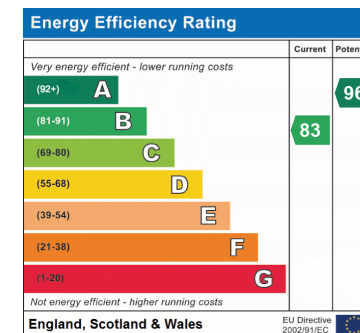
Council tax band B (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

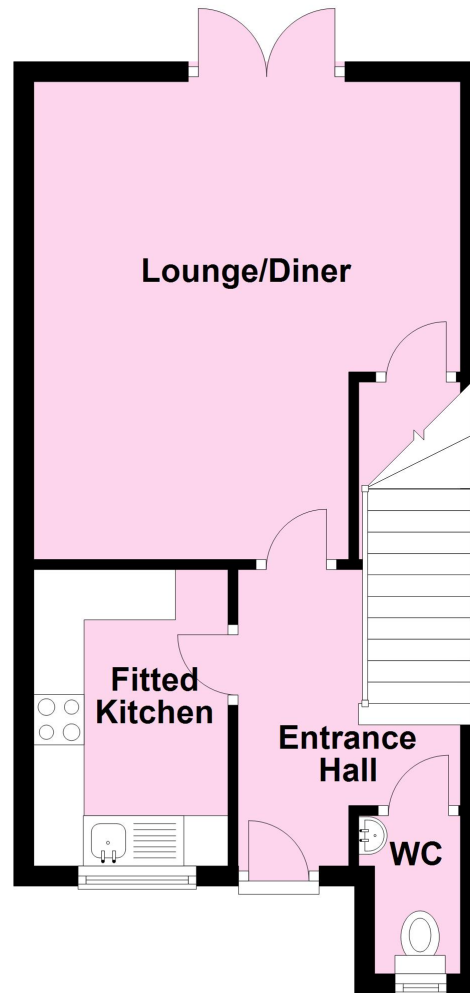
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of.



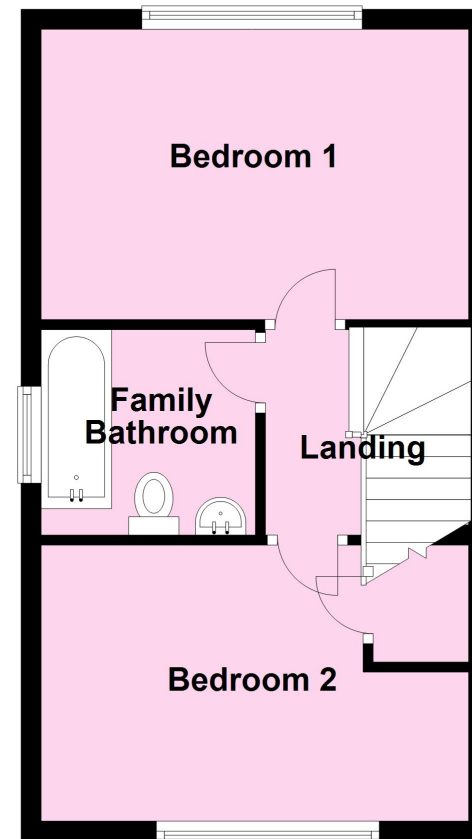
## Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



**Total area: approx. 67.5 sq. metres (726.3 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.