

**SOLD
STC**



14 Windsor Gardens, Croft, Leicester LE9 3BW

SSTC £339,950 - Freehold

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PROPERTY DESCRIPTION

Dressed To Impress! - This show home condition property is presented in beautiful condition with spacious accommodation spread over three floors consisting, entrance hall, downstairs wc, lounge, fitted dining kitchen, first floor landing, three good sized bedrooms and family bathroom, to the second floor you will find the master bedrooms with en-suite. The property benefits from gas fired central heating (hive/zoned heating), double glazing with ample off road parking to the front giving access to single garage and attractive gardens to the rear. The property comes with NO UPWARD CHAIN and early viewing is essential.

POINTS OF INTEREST

- *Link-Detached*
- *Four Bedrooms*
- *Corner Plot*
- *Lounge*
- *Fitted Kitchen Diner*
- *En-Suite*
- *No Upward Chain*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing, Amtico 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, ceiling spot lights Amtico flooring and radiator.

Lounge

19' 4" x 15' 11" (5.89m x 4.85m) UPVC double glazed bay window to the front aspect, under stairs cupboard and two radiators.

Fitted Kitchen Diner

17' 6" x 8' 11" (5.33m x 2.72m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, dish washer, plumbing for dish washer, larder cupboard, sink/drainage (with fitted waste disposal) free standing American style fridge freezer, Amtico flooring and radiator.

First Floor

First Floor Landing

built in airing cupboard and stairs to second floor landing.

Bedroom Two

15' 5" x 10' 3" (4.70m x 3.12m) UPVC double glazed bay window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

12' 10" x 9' 6" (3.91m x 2.90m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

9' 5" x 6' 10" (2.87m x 2.08m) UPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

Family Bathroom

UPVC double glazed window to the front aspect, being fitted with three piece suite comprising low level wc, hand wash basin, bath with shower over, Amtico flooring and heated towel rail.

Second Floor

Second Floor Landing

Having eaves storage access and double glazed velux window to the rear aspect.

Master Bedroom

12' 1" x 12' 0" (3.68m x 3.66m) Two double glazed velux windows to the front aspect, fitted wardrobe and radiator.

En-Suite

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

Front Garden

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

Single Garage

With up and over door, power/lighting and rear courtesy door access to the rear garden.

Rear Garden

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

Additional Notes:

Council tax band E (Blaby District Council)

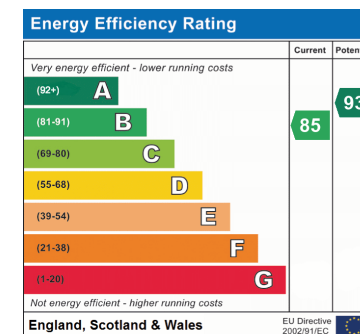
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

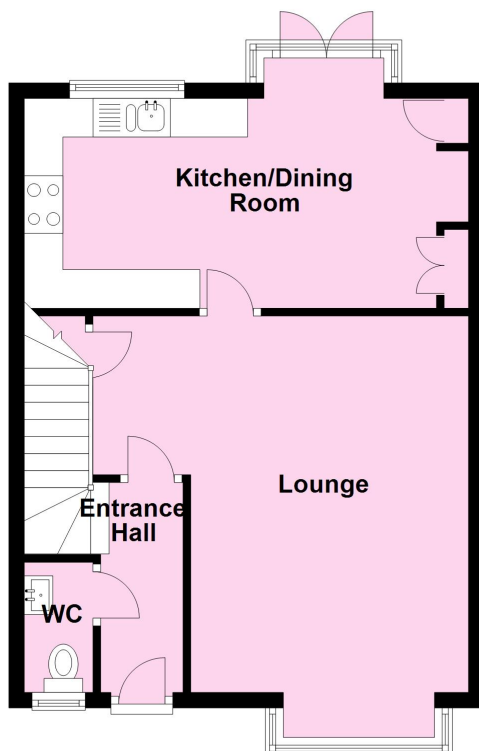
No flood risks that we are aware of

There is a residents contribution to green space which is between £100-£200 per year.



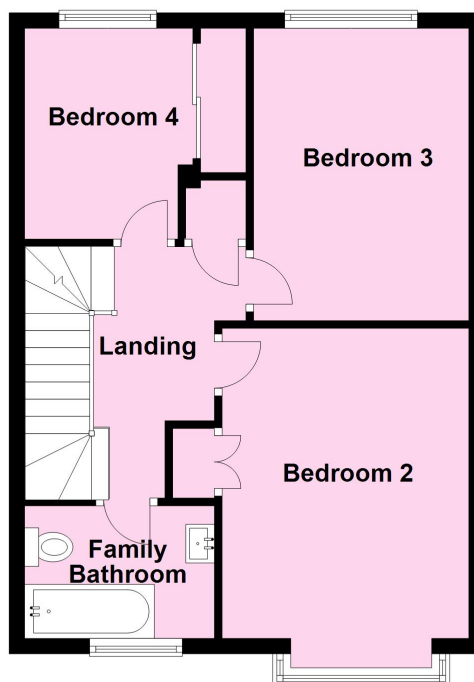
Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



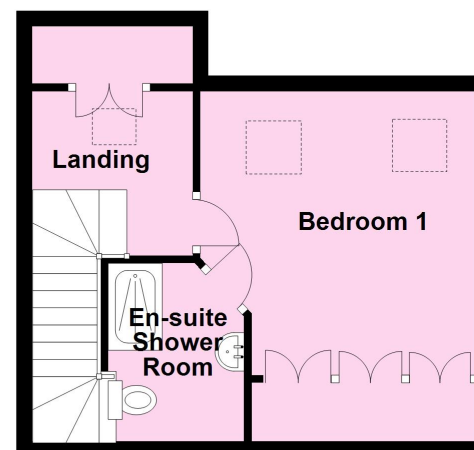
First Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Second Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 121.8 sq. metres (1310.7 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.