

**SOLD
STC**



3 Willsmer Close, Broughton Astley, Leicester LE9 6UL

SSTC £425,000 - Freehold

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PROPERTY DESCRIPTION

Great Plot On Offer! - This family detached home has lots to offer with sizable accommodation comprising, entrance hall, lounge, conservatory, living fitted dining kitchen, first floor landing, four bedrooms, en-suite, family bathroom. The property benefits from gas fired central heating UPVC glazing & soffits (2023) with ample off road parking to the front for multi vehicles giving access to detached double garage and private gardens to the rear. Internal viewing is highly recommended.

POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Lounge*
- *Living Ftd D/Kitchen*
- *Conservatory*
- *Ample ORP*
- *D/s WC*
- *En-Suite*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect and stairs to first floor landing.

Downstairs WC

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

Lounge

21' 9" x 12' 8" (6.63m x 3.86m) UPVC double glazed bay window to the front aspect, UPVC double glazed french doors to the rear aspect and radiator.

Living Fitted Dining Kitchen

25' 9" x 17' 9" (7.85m x 5.41m) UPVC double glazed window to the front/rear aspect, UPVC double glazed door to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, laminate flooring, plumbing for dish washer and ceiling spot lights.

Conservatory

12' 8" x 12' 5" (3.86m x 3.78m) UPVC double glazed and radiator.

First Floor

First Floor Landing

Bedroom One

10' 7" x 11' 3" (3.23m x 3.43m) UPVC double glazed window to the front aspect, fitted 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 radiator.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m) UPVC double glazed window to the front aspect over stairs cupboard and radiator.

Bedroom Three

11' 6" x 6' 9" (3.51m x 2.06m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

9' 1" x 7' 11" (2.77m x 2.41m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

Front Garden

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

Detached Double Garage

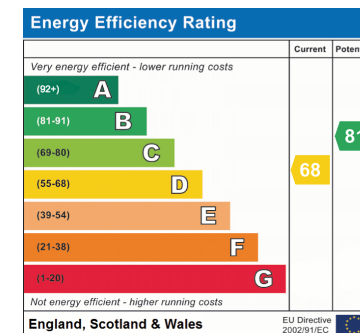
With up and over doors, power and lighting.

Rear Garden

To the rear of the property there are private laid to lawn gardens with a further garden area to the side leading to the garage.

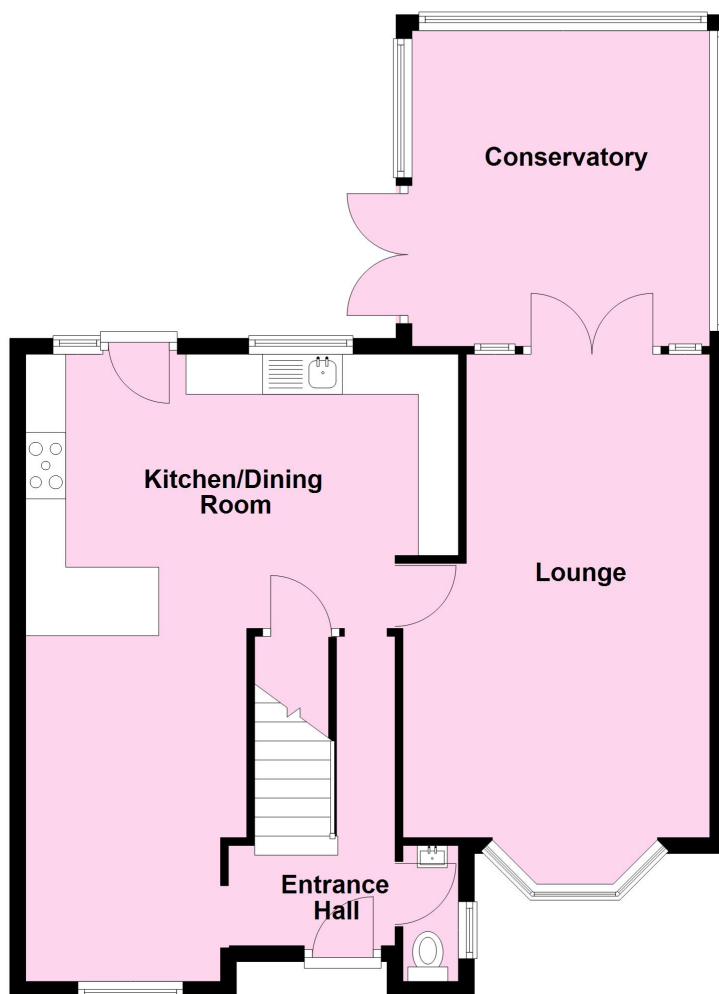
Additional Notes:

Council tax band E (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



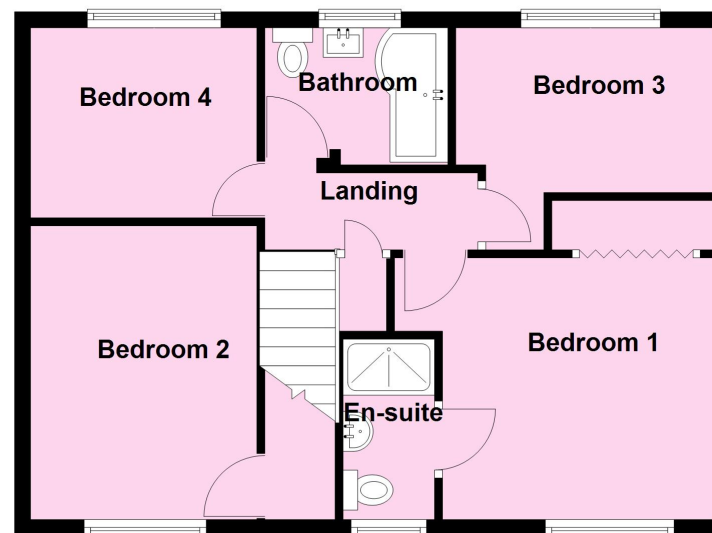
Ground Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



Total area: approx. 128.3 sq. metres (1380.5 sq. feet)

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