

**SOLD  
STC**



**22 Old Mill Road, Broughton Astley, Leicester, Leicestershire LE9 6PQ**



**SSTC £450,000 - Freehold**

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## PROPERTY DESCRIPTION

Location Location Location! - A rare opportunity to purchase this EXTENDED detached bungalow which has well presented accommodation comprising, entrance hall, living family area, snug/dining area, fitted kitchen, three bedrooms, shower room. The property benefits from gas fired central heating to radiators, double glazing with ample off road parking to the front/side giving access to garage with well maintained lawn gardens to the rear. Internal viewing comes highly recommended and the property comes with NO CHAIN!

## POINTS OF INTEREST

- *Detached Bungalow*
- *Extended*
- *Living Family Area*
- *Three Bedrooms*
- *Snug*
- *Fitted Kitchen*
- *ORP*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the side aspect, loft access and radiator.

#### Large Living Family Area

19' 3" x 11' 11" (5.87m x 3.63m) UPVC double glazed bi-folding doors to the rear aspect, six double glazed velux windows, laminate flooring and two radiators.

#### Snug/Dining Area

11' 0" x 8' 10" (3.35m x 2.69m) Feature fireplace and radiator.

#### Fitted Kitchen

12' 4" x 7' 11" (3.76m x 2.41m) UPVC double glazed window to the side aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, laminate flooring and ceiling spot lights.

#### Bedroom One

15' 2" x 10' 10" (4.62m x 3.30m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### Bedroom Two

12' 0" x 8' 11" (3.66m x 2.72m) UPVC double glazed window to the front aspect, built in cupboard and radiator.

#### Bedroom Three

8' 11" x 6' 11" max (2.72m x 2.11m max) UPVC double glazed window to the side aspect, fitted wardrobes and radiator.

#### Family 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, tiled flooring, part tiled walls, ceiling spot lights and heated towel rail.

#### Front Garden

To the front of the property there is ample off road parking for multi vehicles, giving access to single garage.

#### Single Garage

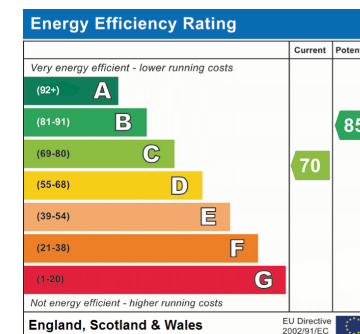
currently part sectioned off.

### Rear Garden

To the rear of the property there are good sized attractive laid to lawn gardens with patio area with garden room 11' 3" x 7' 11" (3.43m x 2.41m) ideal for a craft room/utility. The property also has side access.

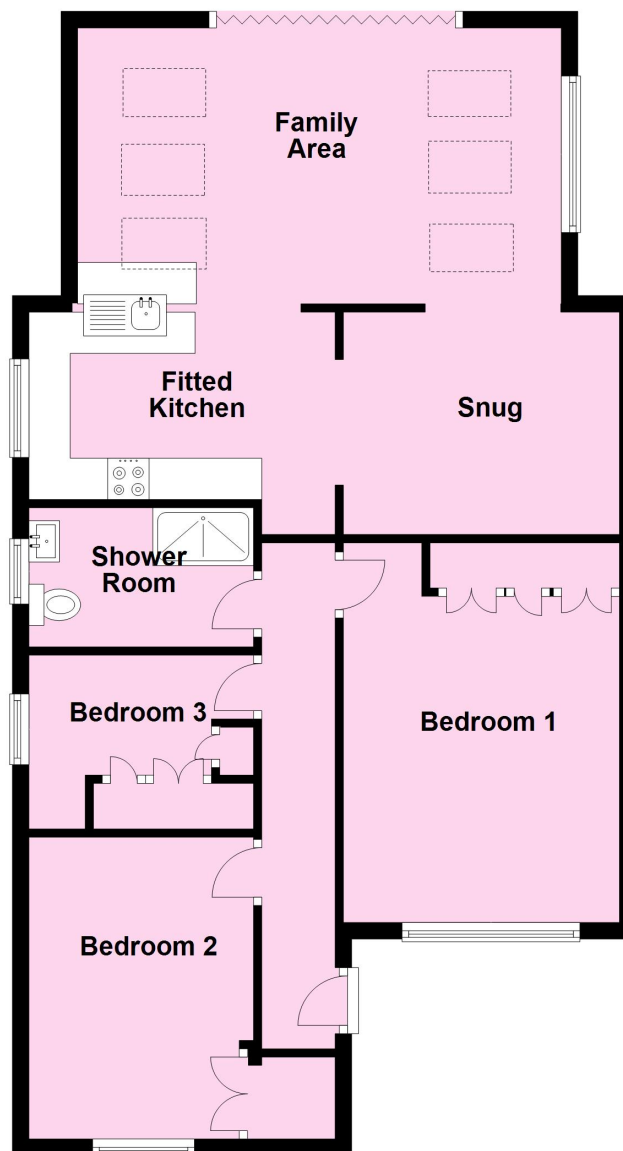
### Additional Notes:

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



## Ground Floor

Approx. 82.6 sq. metres (889.4 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 sq. feet)