

FOR
SALE



Leicester Road, Broughton Astley, Leicester LE9 6QE

£220,000 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE
01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Timeless Beauty ! - Don't miss out with this period end terrace situated in the heart of Broughton Astley. The accommodation spreads over three floors and comprises of lounge, dining room, re-fitted breakfast kitchen, first floor landing, two bedrooms, family bathroom, second floor you will find the third bedroom. The property benefits from gas fired central heating to radiators, double glazing with off road parking for multi vehicles to the front and private garden to the rear. Internal viewing is considered essential!

POINTS OF INTEREST

- *End Period Property*
- *Three Bedrooms*
- *Re-Ftd B/Kitchen*
- *Family Bathroom*
- *ORP*
- *Attractive Garden*
- *Loft Conversion*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Lounge

12' 0" x 11' 11" (3.66m x 3.63m) UPVC double glazed window to the front aspect, double glazed door to the front aspect, feature fireplace, laminate flooring and radiator.

Dining Room

12' 0" x 11' 5" (3.66m x 3.48m) Two UPVC double glazed windows to the side aspect, laminate flooring and radiator.

Re-Fitted Breakfast Kitchen

Two UPVC double glazed windows to the rear aspect, UPVC double glazed door to the rear aspect, double glazed velux window to the side aspect, being fitted with a range of wall and base units, with built in oven, hob, extractor, sink/drainer, dish washer, vertical radiators and plumbing for washing machine.

First Floor

First Floor Landing

Stairs to second floor.

Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

8' 9" x 8' 3" (2.67m x 2.51m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

9' 9" x 5' 11" (2.97m x 1.80m) UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, separate shower cubicle, tiled flooring, ceiling spot lights and heated towel rail.

Second Floor

Bedroom Three

10' 11" x 11' 6" max (3.33m x 3.51m max) Double glazed velux window to the rear aspect and radiator.

Front Garden

To the front of the property there was off road parking for multi vehicles and there is an EV charging point.

Rear Garden

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

Additional Notes:

Council tax band B (Harborough District Council)

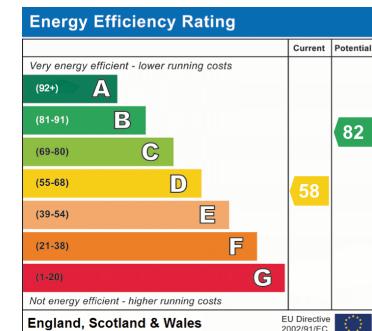
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

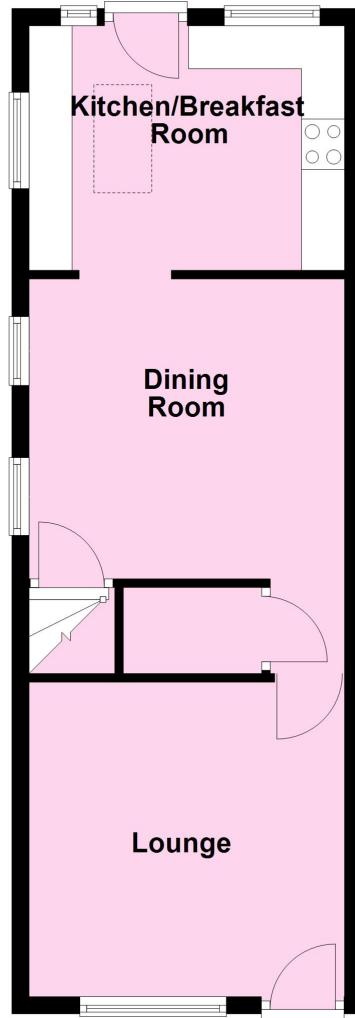
No flood risks that we are aware of

There is right of way for next door to the rear.



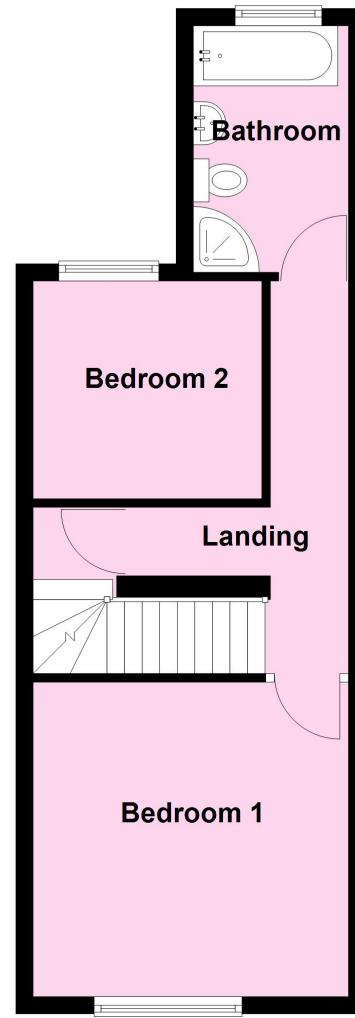
Ground Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



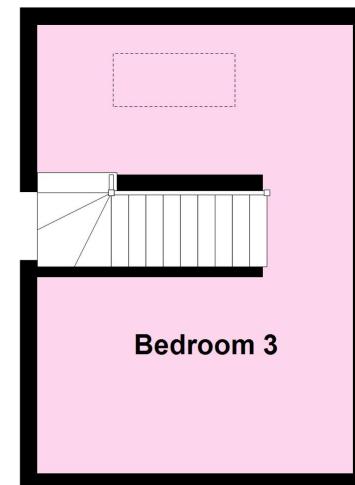
First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Second Floor

Approx. 16.0 sq. metres (172.0 sq. feet)



Total area: approx. 86.3 sq. metres (929.3 sq. feet)

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