

TO
LET



48 Pickering Road, Broughton Astley, Leicester LE9 6WA

£1,200 pcm

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PROPERTY DESCRIPTION

Ideal Rental!- Don't miss the opportunity to view this well-presented three-bedroom semi-detached home. The accommodation briefly comprises an entrance hall, a spacious lounge, and a re-fitted kitchen/diner to the ground floor. To the first floor, there are three bedrooms and a modern family bathroom accessed from the landing. The property further benefits from gas central heating, UPVC double glazing, front and rear gardens, and a detached garage located to the rear. Early internal viewing is highly recommended to fully appreciate all that this home has to offer!

POINTS OF INTEREST

- *Semi-Det*
- *Three Bedrooms*
- *Lounge*
- *Gardens*
- *Fantastic Condition*
- *Family Bathroom*
- *Detached Garage*
- *Fitted Kitchen/Diner*
- *Garden to Front/Rear*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect, UPVC double glazed window to the side aspect, wooden flooring, stairs to first floor landing and radiator.

Lounge

12' 0" x 13' 6" (3.66m x 4.11m) UPVC double glazed window to the front aspect, wooden flooring, under stairs cupboard and radiator.

Re-Fitted Kitchen Diner

15' 0" x 10' 0" (4.57m x 3.05m) UPVC double glazed door to the rear aspect, UPVC double glazed french doors to the rear aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, fridge/freezer, plumbing for washing machine, ceiling spot lights and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the side aspect.

Bedroom One

11' 10" x 9' 2" (3.61m x 2.79m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

11' 9" x 8' 3" (3.58m x 2.51m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

6' 9" x 9' 0" (2.06m x 2.74m) UPVC double glazed window to the front aspect, over stairs cupboard 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, tiled flooring and heated towel rail.

Front Garden

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

Detached Garage

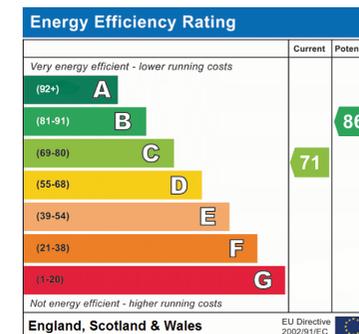
With up and over door, power and lighting.

Rear Garden

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

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





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