

FOR  
SALE



Kirtley Way, Broughton Astley, LEICESTER LE9 6ND

£189,950 - Freehold

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## PROPERTY DESCRIPTION

Move Straight In - This vastly improved mid town house offers good quality accommodation for your first step on the ladder. The accommodation comprises entrance hall, lounge, fitted kitchen, first floor landing, two bedrooms and re-fitted shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing with attractive gardens to front/rear and off road parking also to the front! Internal viewing a real must.

## POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge*
- *Re-Ftd Bathroom*
- *ORP*
- *Attractive Gardens*
- *Viewing Essential*
- *Fitted Kitchen*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Lounge

15' 4" x 12' 1" (4.67m x 3.68m) UPVC double glazed window to the front aspect, under stairs cupboard and radiator.

#### Re-Fitted Kitchen

UPVC double glazed door to the rear aspect, UPVC double glazed window to the rear aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine.

### First Floor

#### First Floor Landing

Loft access and built in airing cupboard.

#### Bedroom One

9' 11" x 10' 8" (3.02m x 3.25m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### Bedroom Two

12' 0" x 6' 7" (3.66m x 2.01m) UPVC double glazed window to the rear aspect and radiator.

#### Shower Room

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

#### Front Garden

To the front of the property there is a private off road parking area for multi vehicles.

#### Rear Garden

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

#### Additional Notes:

Council tax band A (Harborough District Council)

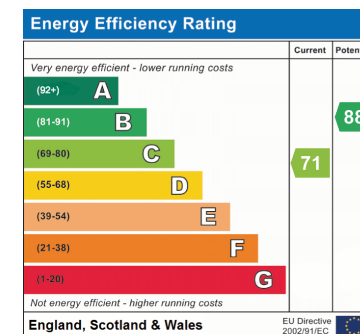
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

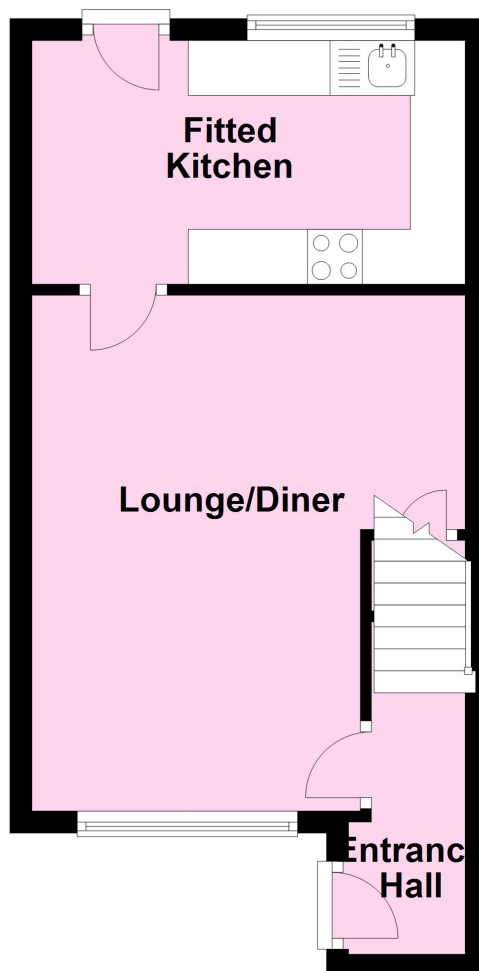
No flood risks that we are aware of

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



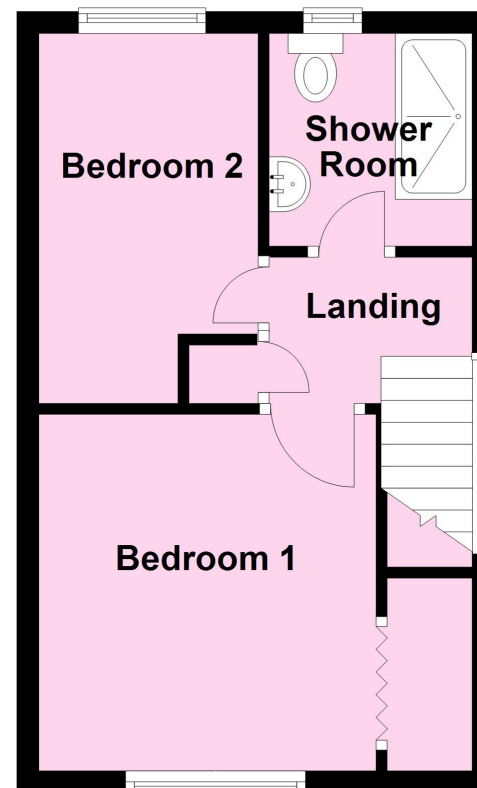
## Ground Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



**Total area: approx. 55.1 sq. metres (593.6 sq. feet)**

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