



TO
LET

Pickering Road, Broughton Astley, Leicester LE9 6WA

£975 pcm

PROPERTY DESCRIPTION

SIX MONTHS RENTAL ONLY - Do not miss out with this well presented three bed semi-detached home with accommodation comprising, entrance hall, lounge, re-fitted kitchen diner, first floor landing, three bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with gardens to the front/rear and detached garage further to the rear. Internal viewing is a must!

POINTS OF INTEREST

- *Semi-Det*
- *Three Bedrooms*
- *Lounge*
- *Ftd Kitchen/Diner*
- *Fam Bathroom*
- *Det Garage*
- *Gardens*
- *Fantastic Condition*



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

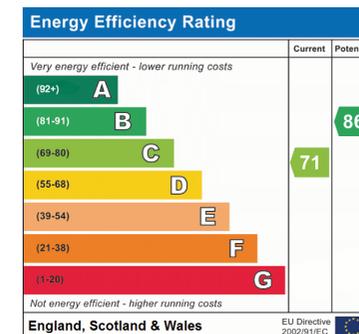
To the front of the property there are laid to lawn gardens with off road parking to the side giving access to detached garage.

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.





DAVID ROBINSON
ESTATES