



3 Murray Close, Broughton Astley, Leicester. LE9 6HH

- Stunning Detached Property In Sought After Location
- Front Modern Fitted Kitchen With Neff Appliances, Quooker Tap, Karndean Flooring
- Good Size Lounge With Access To The Rear
- Dining Room Open To Feature Garden Room With Bi Folds
- Landing, Four Double Bedrooms, Family Shower Room/WC
- En Suite To Master Bedroom, Good Size Extension To Second Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Generous Garage, Well Maintained And Presented Rear Garden
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band E



PROPERTY DESCRIPTION

Stunning four double bedroom detached property extended double storey to the rear and presented to the highest standards throughout. Rarely do properties of this nature come to the market and an internal viewing is considered essential to appreciate the care and detail that has gone into making this beautiful home. Comprising of entrance hall, cloaks/wc, front modern kitchen fitted with a range of base and wall units, integrated Neff double oven with induction hob, dishwasher, Samsung fridge/freezer, Quooker tap, Karndean flooring. The good size rear lounge has a feature gas fire rear aspect window and folding door leading out to the rear patio. There are double doors from the lounge which lead to a generous dining room which in turn leads into the feature garden room with bifold doors to the rear and side bringing the outside garden space in. To the first floor the landing leads to the four double bedrooms and a refitted family shower room/wc. The master bedroom has fitted wardrobes and a beautiful en suite shower room. Whilst all the bedrooms are generous the second bedroom has been extended over the garden room to make an ideal teenage suite or generous home office. Further benefitting from gas fired central heating system and double glazing. Externally to the front of the property there is a driveway providing ample car standing for two cars and giving access to the larger than average garage. To the rear the garden has been well maintained and landscaped with lawn, gravel path, mature borders, summer house and a good size patio for entertaining. EPC rating C, Council tax is band E



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Kitchen

11' 4" x 9' 8" (3.45m x 2.95m)

Living Room

17' 7" x 11' 6" (5.36m x 3.51m)

Dining Room

11' 6" x 11' 4" (3.51m x 3.45m)

Garden Room

11' 0" x 10' 1" (3.35m x 3.07m)

Landing

Master Bedroom

11' 7" to front of robes x 11' 6" (3.53m x 3.51m)

En Suite Shower Room/Wc

7' 5" x 5' 10" (2.26m x 1.78m)

Bedroom

19' 11" x 11' 5" max red to 10'1"(6.07m x 3.48m)

Bedroom

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom

9' 10" x 9' 5" (3.00m x 2.87m)

Family Shower Room/Wc

External

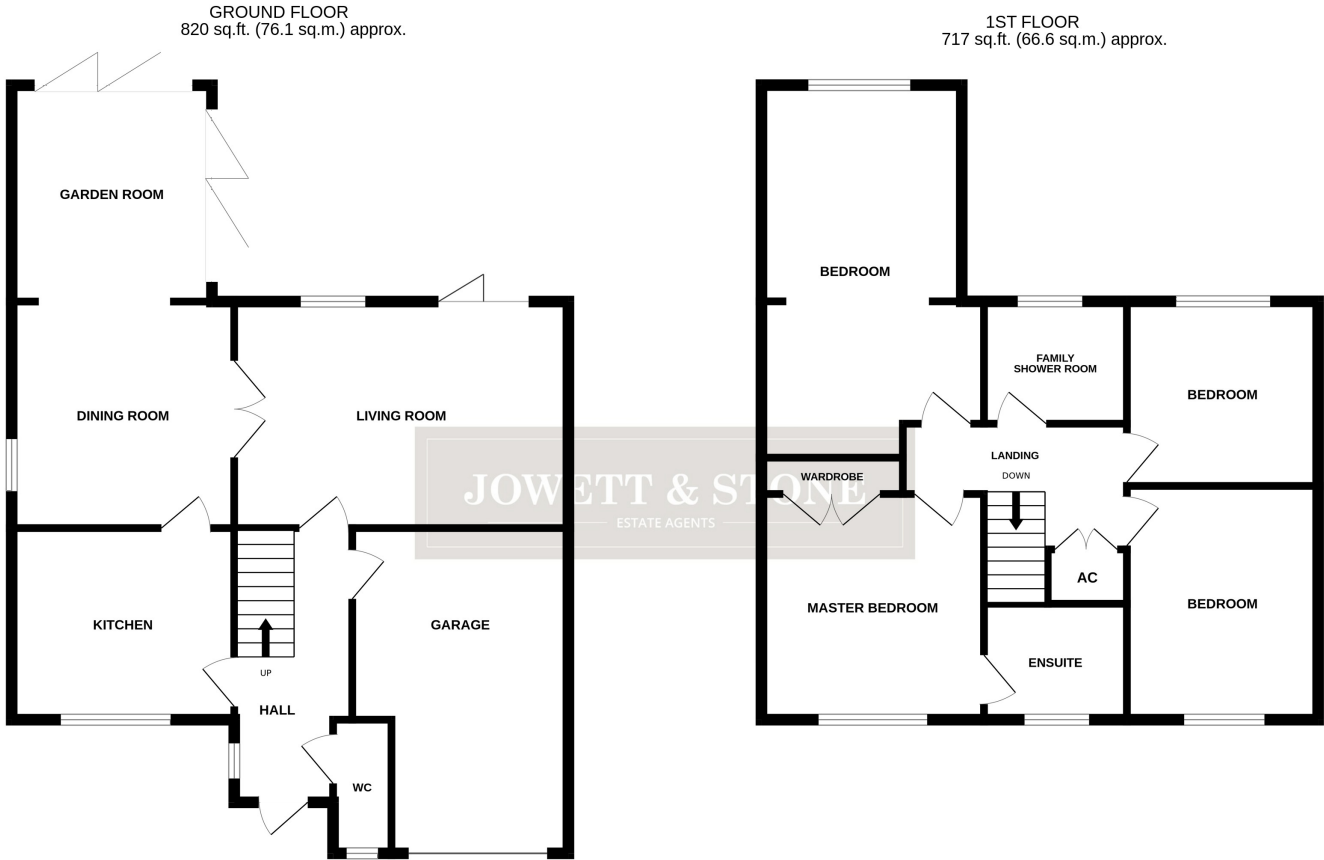
Garage

16' 7" x 10' 8" max red to 8'0" (5.05m x 3.25m)

Rear Garden



FLOORPLAN & EPC



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blaby
 11, Leicester Road, Blaby, LE8 4GR
 0116 2789624
 blaby@jowettandstone.co.uk