

SOLD
STC



11 Hall Farm Crescent, Broughton Astley, LEICESTER LE9 6UF

SSTC £425,000 - Freehold

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PROPERTY DESCRIPTION

Fantastic Find! - Situated in one of Broughton Astley most desirable locations is this four bed detached home which has great sized accommodation comprising, entrance hall, downstairs wc, lounge, dining room, fitted breakfast kitchen, utility, conservatory, first floor landing, four good sized bedrooms, master bedroom benefits from en-suite and there is a further re-fitted family bathroom. The property benefits from gas fired central heating to radiators, double glazing with off road parking to the front giving access to double garage and gardens to the rear. The property comes with NO CHAIN and early viewing is highly advised.

POINTS OF INTEREST

- *Detached House*
- *Four Bedrooms*
- *Lounge*
- *Dining Room*
- *Fitted Breakfast Kitchen*
- *Double Garage*
- *Popular Location*
- *No Chain*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, laminate flooring, stairs to first floor landing and radiator.

Downstairs WC

Being fitted with two piece suite comprising low level wc, hand wash basin, tiled flooring and radiator.

Lounge

16' 7" x 13' 7" (5.05m x 4.14m) UPVC double glazed bay window to the front aspect, gas fire and two radiators.

Dining Room

12' 9" x 9' 10" (3.89m x 3.00m) Double glazed sliding doors to the rear aspect and radiator.

Fitted Breakfast Kitchen

16' 5" x 9' 9" (5.00m x 2.97m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, fridge/freezer and radiator.

Utility

Double glazed door to the rear aspect, being fitted with base units with plumbing for washing machine, built in dish washer, built in sink/drain and radiator.

Conservatory

First Floor

First Floor Landing

Built in airing cupboard.

Bedroom One

13' 9" x 13' 0" (4.19m x 3.96m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

En-Suite

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

Bedroom Two

9' 11" x 10' 7" (3.02m x 3.23m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

11' 10" x 8' 4" (3.61m x 2.54m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

13' 6" x 7' 5" (4.11m x 2.26m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

Re-Fitted 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 and heated towel rail.

Front Garden

To the front of the property there is a garden area with off road parking for multi vehicles giving access to double garage.

Double Garage

With up and electric roller shutter doors, power and lighting.

Rear Garden

To the rear of the property there are laid to lawn gardens, a mix of trees, shrubs and planted surround and patio area.

Additional Notes:

Council tax band F (Harborough District Council)

Standard Brick Construction Tiled Roof

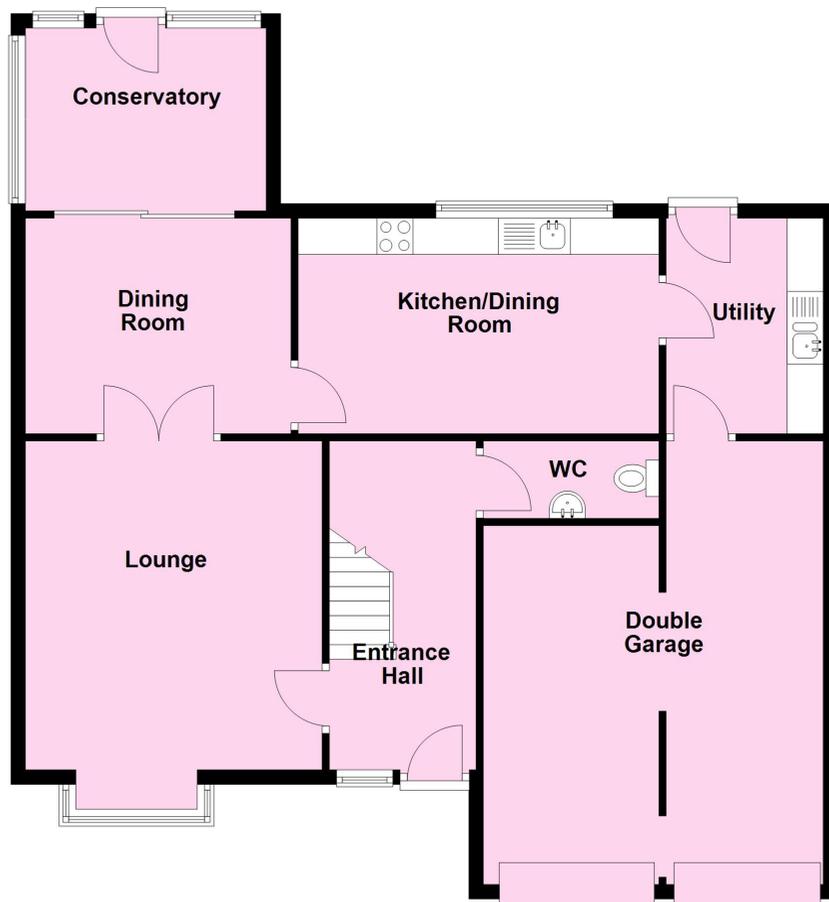
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

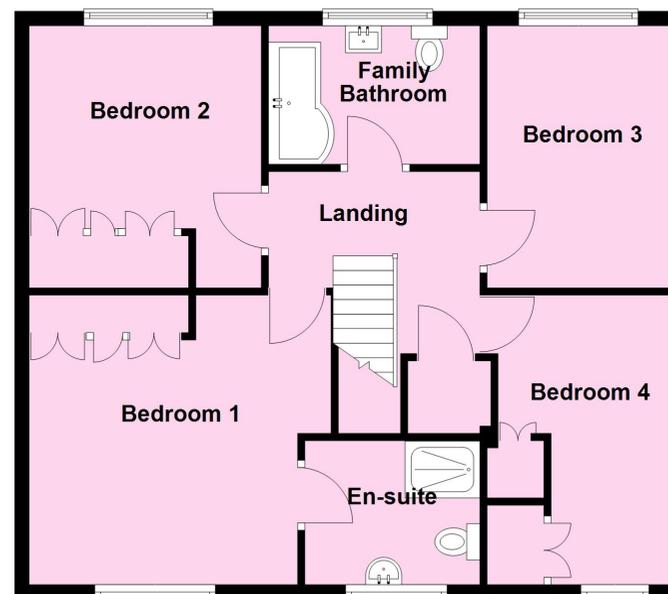
Ground Floor

Approx. 100.6 sq. metres (1082.3 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



Total area: approx. 168.9 sq. metres (1818.4 sq. feet)

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