

**SOLD  
STC**



**2 The Lindens, Station Road, Broughton Astley, Leicester LE9 6PU**

**SSTC £595,000 - Freehold**

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## PROPERTY DESCRIPTION

Fantastic Find! - With this outstanding property that has been substantially upgraded in the last twelve months and is tucked away in this unique location you will find this delightful detached bungalow which has great sized accommodation comprising, entrance hall, separate wc, lounge, family living open plan re-fitted kitchen, utility, inner hall, four bedrooms, master benefits from en-suite and family shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing with good sized gardens surround the plot with ample off road parking giving access to detached double garage! Early viewing is advised!

## POINTS OF INTEREST

- *Detached Bungalow*
- *Four Bedrooms*
- *Lounge*
- *Living Re-Ftd Dining Kitchen*
- *En-Suite*
- *Double Garage*
- *Ample ORP*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the front aspect, UPVC double glazed window to the front aspect, cloak cupboard and radiator.

#### Separate WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising low level wc, hand wash basin, tiled flooring and radiator.

#### Lounge

19' 6" x 11' 8" (5.94m x 3.56m) UPVC double glazed French doors to rear aspect, UPVC double glazed window to the front aspect, feature fireplace with double sided Vesta multi fuel/ log burner , wooden flooring and two radiators.

#### Open Plan Living Re-Fitted Kitchen Diner

27' 4" x 13' 0" (8.33m x 3.96m) UPVC double glazed French doors to rear aspect, UPVC double glazed window to the front aspect, being re-fitted with a range of wall and base units with built in "Kaiser" full sized self cleaning oven, induction "Bora" hob with central extraction, Belfast sink, breakfast dresser cabinet, microwave, "Lusso" hot and cold boiling water tap tiled flooring, ceiling spot lights Double sided Vesta multi fuel/ log burner r and two vertical radiators.

#### Utility

UPVC double glazed door to the side aspect, being re-fitted with ample storage and radiator.

#### Inner Hall

Loft access, storage cupboard and radiator.

#### Bedroom One

14' 2" x 9' 6" (4.32m x 2.90m) UPVC double glazed window to the side aspect and radiator.

#### En-Suite

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, heated towel rail, tiled flooring, part tiled walls and ceiling spot lights.

#### Bedroom Two

11' 8" x 9' 7" (3.56m x 2.92m) UPVC double glazed french doors to the side aspect overlooking the garden and radiator.

#### Bedroom Three

UPVC double glazed window to the side aspect and radiator.

#### Bedroom Four

9' 10" x 8' 0" (3.00m x 2.44m) UPVC double glazed window to the side aspect and radiator.

#### Shower Room

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, part tiled walls, ceiling spot lights and heated towel rail.

#### Front Garden

There is a good sized frontage providing ample off road parking giving access to detached double garage.

#### Double Garage

with up and over electric doors, power and lighting.

#### Rear Garden

There are good sized laid to lawn gardens surrounding the bungalow with a raised patio area looking over the rear aspect. There are a mix of trees shrubs encompassing the attractive plot with green house and log store, raised borders, separate veg garden with raised beds, 16' x 10' Rhino greenhouse 16 x 10 new timber shed and access to both sides.

#### Additional Information:

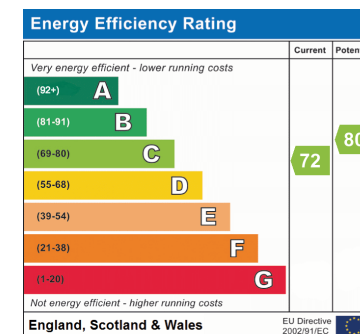
Council tax band E (Harborough District Council)

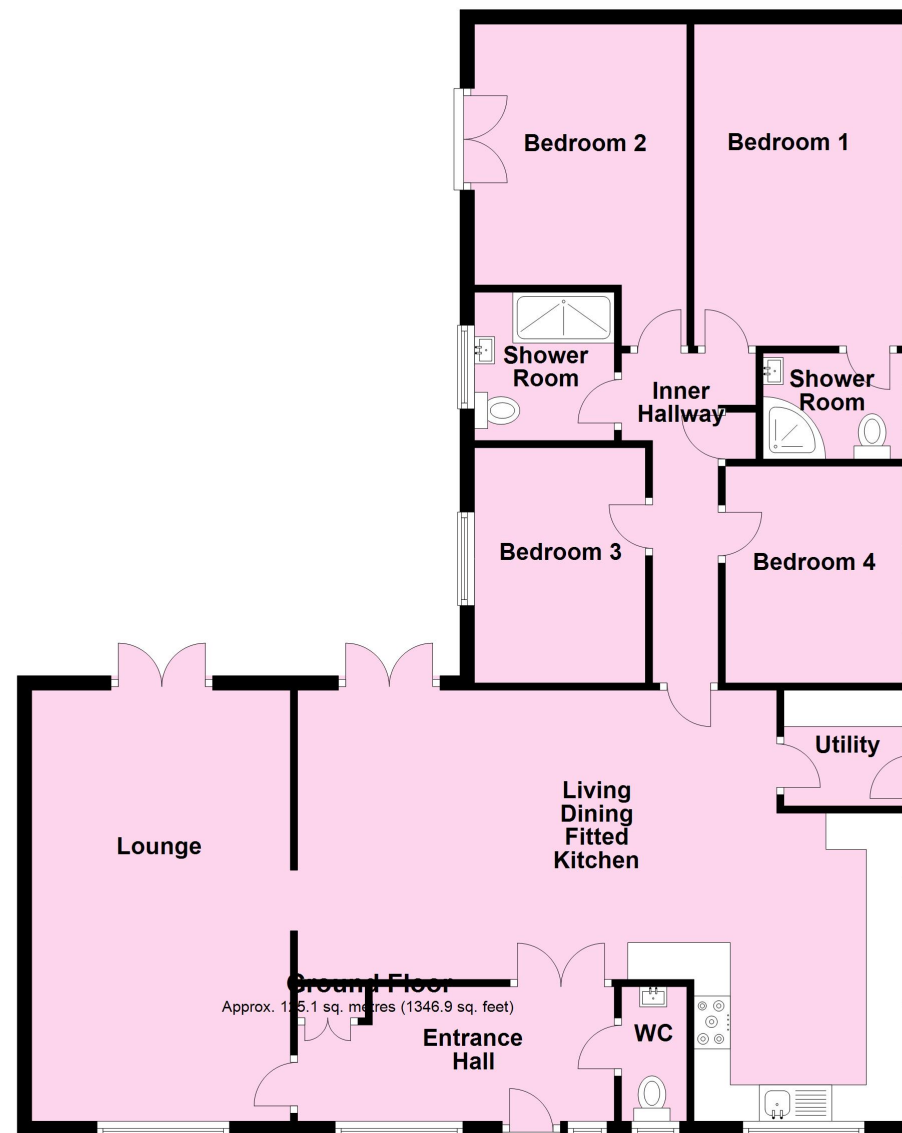
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of





Total area: approx. 125.1 sq. metres (1346.9 sq. feet)

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