

**SOLD  
STC**



**5 Buzzard Close, Broughton Astley, LEICESTER, Leicestershire LE9 6TX**

**SSTC £525,000 - Freehold**

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## PROPERTY DESCRIPTION

Fantastic Find! - Space for all the family with this super detached home which has great sized accommodation comprising, entrance porch, entrance hall, down stairs wc, lounge, dining room, fitted kitchen diner, utility, galleried landing, FOUR DOUBLE BEDROOMS, master benefits from en-suite and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with attractive gardens to rear, off road parking to the front giving access to double garage. Internal viewing is considered essential to appreciate the level of accommodation on offer!

## POINTS OF INTEREST

- *Family Detached*
- *Four Large Bedrooms*
- *En-Suite*
- *Lounge*
- *Dining Room*
- *Double Garage*
- *Kitchen Diner*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Entrance Hall

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

### Down Stairs WC

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

### Lounge

17' 1" x 11' 11" (5.21m x 3.63m) UPVC double glazed window to the front aspect and two radiators.

### Dining Room

10' 9" x 10' 2" (3.28m x 3.10m) UPVC double glazed french doors to the rear aspect and radiator.

### Fitted Kitchen Diner

22' 6" x 17' 6" (6.86m x 5.33m) Two UPVC double glazed windows to the rear aspect, UPVC double glazed french doors to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, dish washer, under stairs cupboard, tiled flooring and radiator.

### Utility

Double glazed door to the side aspect, being fitted with base units with built in sink/drain, plumbing for washing machine and tiled flooring.

## First Floor

### First Floor Landing

Built in airing cupboard and loft access with pull down ladder.

### Bedroom One

14' 11" x 10' 2" (4.55m x 3.10m) UPVC double glazed window to the front aspect, range of fitted wardrobes 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, tiled flooring and heated towel rail.

### Bedroom Two

13' 10" x 11' 11" (4.22m x 3.63m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

### Bedroom Three

11' 11" x 11' 9" (3.63m x 3.58m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

### Bedroom Four

12' 1" x 9' 3" (3.68m x 2.82m) UPVC double glazed window to the rear aspect 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, separate shower cubicle and heated towel rail.

### Front Garden

To the front of the property there is ample off road parking giving access to double garage.

### Double Garage

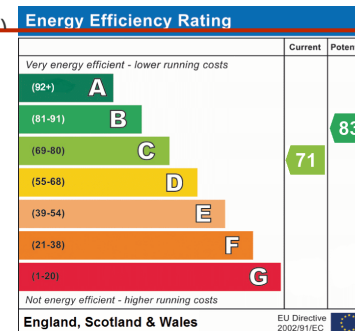
With up and over electric doors, power and lighting.

### Rear Garden

To the rear of the property there are beautifully presented laid to lawn gardens with patio area, beds with a mix of trees shrubs and flowers and side access.

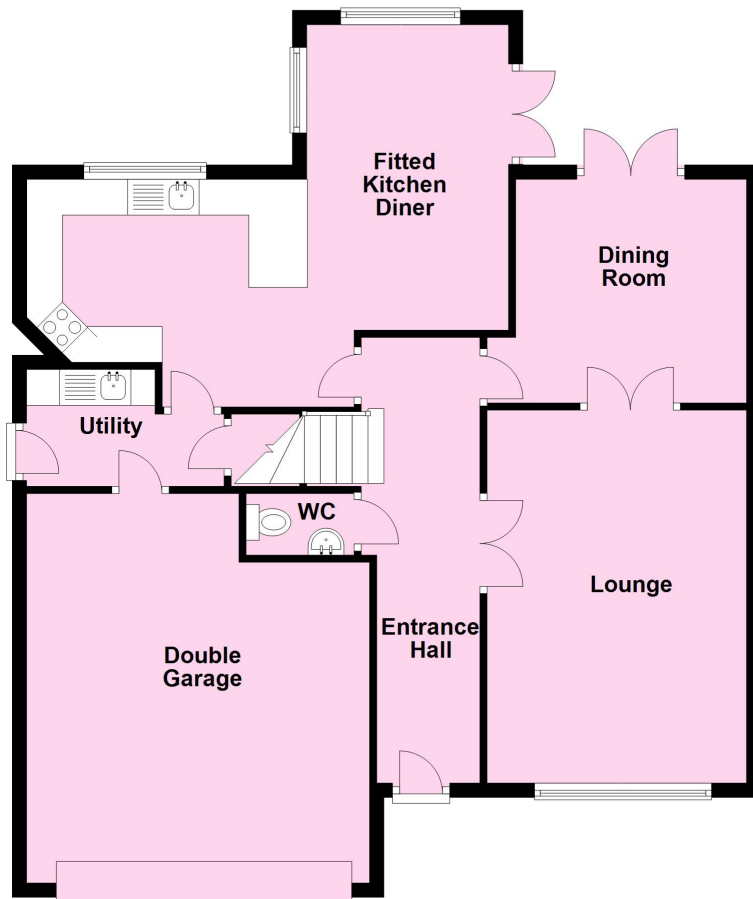
### Additional Notes:

Council tax band E (Harborough District Council)



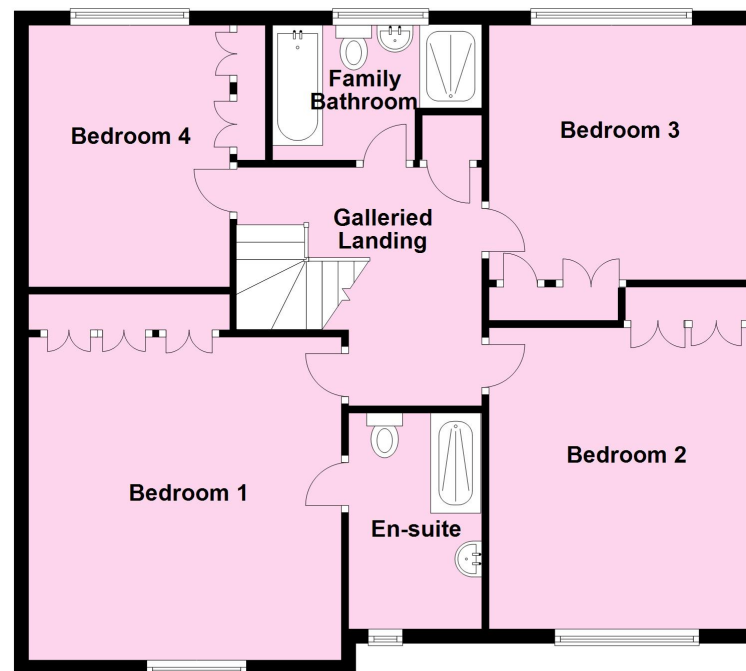
### Ground Floor

Approx. 97.3 sq. metres (1047.1 sq. feet)



### First Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



Total area: approx. 184.0 sq. metres (1980.2 sq. feet)

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