

TO
LET



Station Road, Broughton Astley, Leicester LE9 6AL

£875



77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 lettings@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Modern Delights! - Don't miss out with this new build mews style property with the accommodation on one floor which offers contemporary accommodation comprising, open plan living fitted kitchen, two bedrooms and bathroom. The property benefits from gas fired central heating, UPVC double glazed windows with allocated parking and garden area. Internal viewing is highly recommended.

POINTS OF INTEREST

- *New Build*
- *Mews Town House*
- *Two Beds*
- *Open Plan Living*
- *GFCH*
- *UPVC DG*
- *Allocated Parking*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Open Plan Living Dining Kitchen

18' 8" x 20' 2" max 11'0" min (5.69m x 6.15m max 3.35m min) UPVC double glazed window to the front aspect, double glazed door to the front aspect, being fitted with a range of modern wall and base units with built in oven, hob, plumbing for washing machine and two radiators.

Bedroom One

9' 7" x 8' 9" (2.92m x 2.67m) UPVC double glazed window to the side aspect and radiator.

Bedroom Two

9' 0" x 8' 7" (2.74m x 2.62m) UPVC double glazed window to the rear aspect and radiator.

Bathroom

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

Satellite Garden

Located further to the rear.

Additional Notes:

Council tax band: Yet to be banded (Harborough District Council)

Deposit £980.00 (held in the DPS)

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



