

TO
LET



2 Farleigh Close, Broughton Astley, LEICESTER LE9 6QW



£1,100 pcm

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



PROPERTY DESCRIPTION

Don't miss out with this well presented two bed detached bungalow, which has recently been redecorated with accommodation comprising, entrance hall, lounge, re-fitted kitchen, inner hall, shower room, two double bedrooms. the property benefits from gas fired central heating to radiators, UPVC double glazing, ample off road parking with single garage and private gardens. The property is situated in quiet cul-de-sac location and internal viewing is essential!

POINTS OF INTEREST

- *Detached Bungalow*
- *Two Bedrooms*
- *Lounge/Diner*
- *Re-Ftd Kitchen*
- *Shower Room*
- *Garage*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect.

Lounge/Diner

19' 2" x 11' 6" (5.84m x 3.51m) UPVC double glazed window to the front aspect and radiator.

Re-Fitted Kitchen

11' 9" x 7' 10" (3.58m x 2.39m) UPVC double glazed door and window to the side aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine and radiator

Inner Hall

Loft access.

Bedroom One

11' 9" x 9' 1" (3.58m x 2.77m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m) UPVC double glazed sliding doors to the rear aspect, built in wardrobe 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, built in airing cupboard and radiator.

Front Garden

To the front of the property there is a garden area with driveway giving access to single garage.

Single Garage

Rear Garden

To the rear of the property there are patio areas with raised laid to lawn gardens.

Additional Notes:

Council tax band C (Harborough District Council)

Standard Brick Construction Tiled Roof

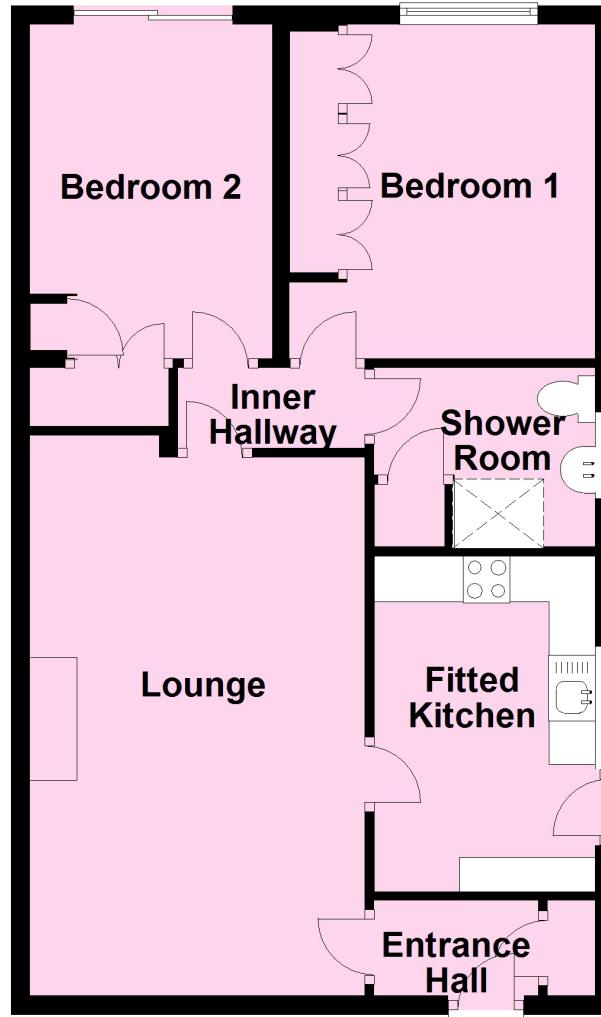
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Ground Floor

Approx. 642.0 sq. feet



Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.