

TO  
LET



Manton Close, Broughton Astley, Leicester LE9 6UU

£950 pcm

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## PROPERTY DESCRIPTION

Perfect Location - A rare chance to rent this two bed semi-detached home which is in a quiet tucked away location and benefits from lounge, fitted breakfast kitchen, first floor landing, two bedrooms, family bathroom. The property benefits from UPVC double glazing, electric heaters with off road parking to the side and attractive garden to the rear. Internal viewing is essential.

## POINTS OF INTEREST

- *Semi-Detached*
- *Two Bedrooms*
- *Lounge*
- *Fitted B/Fast Kitchen*
- *ORP*
- *Gardens*
- *UPVC D/G*
- *Electric Heaters*



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

13' 10" x 12' 2" (4.22m x 3.71m) UPVC double glazed window to the front aspect, UPVC double glazed door to the front aspect, electric fire, electric heater, stairs to first floor landing and laminate flooring.

#### Fitted Breakfast Kitchen

12' 3" x 7' 5" (3.73m x 2.26m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, UPVC double glazed door to the side aspect, being recently re-fitted with a range of wall and base units with built in oven, hob, extractor, sin/drainer, plumbing for washing machine and under stairs cupboard.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect.

#### Bedroom One

10' 4" x 9' 0" (3.15m x 2.74m) Two UPVC double glazed windows to the front aspect, loft access, built in airing cupboard and electric heater.

#### Bedroom Two

9' 2" x 6' 1" (2.79m x 1.85m) UPVC double glazed window to the rear aspect, fitted wardrobe and electric heater.

#### 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 tiled flooring.

#### Front Garden

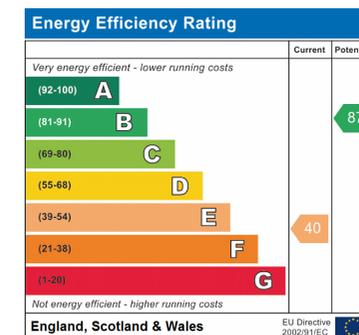
To the front of the property there are laid to lawn gardens with ample off road parking to the side for multi vehicles.

#### Rear Garden

To the rear of the property there are laid to lawn gardens patio area, trees/shrubs surround and built in bbq.

#### Additional Notes:

Council tax band B (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





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