



56 Six Acres, Broughton Astley, Leicester. LE9 6PX

- Superb Three Bedroom Detached Home
- Well Presented Accommodation Throughout
- Envious Plot Position On Sought After Road Location
- Entrance Hall, Living Room, Feature Dining Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Car Standing, Good Size Rear Garden
- Viewing Essential To Appreciate The Property And Location
- EPC Rating E & Council Tax Band C



PROPERTY DESCRIPTION

Superb detached home in a highly sought after road location in Broughton Astley. Presented to a high standard throughout and sat on an enviable plot position, an early viewing comes highly recommended to appreciate this lovely home. The property comprises of entrance hall with feature tile floor and stairs leading to the first floor. The front living room is stylishly decorated and has a fire with surround and double doors leading to the feature dining kitchen with fitted base and wall units and rear door leading out to the garden. To the first floor the landing leads to two good size double bedrooms and a third single bedroom currently used as a study, there is also modern family bathroom with white suite. Externally to the front is a gravel driveway with side car standing and gates leading to the rear garden. The rear garden is a good size ideal for entertaining and has decking area with two useful brick stores, patio and large lawn area with fence surround. Call the office to book a viewing on this fantastic property. EPC rating is grade E and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

15' 2" x 11' 10" into rec (4.62m x 3.61m)

Dining Kitchen

18' 3" max x 7' 11" (5.56m x 2.41m)

Landing

Bedroom

11' 9" into rec x 11' 9" (3.58m x 3.58m)

Bedroom

10' 7" x 9' 9" into rec (3.23m x 2.97m)

Bedroom

7' 10" x 7' 9" (2.39m x 2.36m)

Family Bathroom

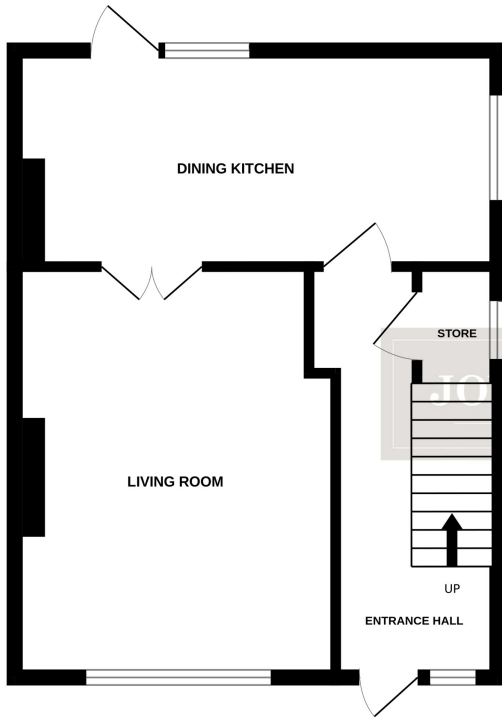
External

Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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