

FOR
SALE



Cromford Way, Broughton Astley, Leicester LE9 6UT

£450,000 - Freehold

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PROPERTY DESCRIPTION

Outstanding ! - This fantastic family home is presented with immaculate accommodation comprising, entrance hall, downstairs wc, lounge, conservatory, dining room, fitted breakfast kitchen, first floor landing, four bedrooms, master bedrooms benefits from dressing area and en-suite, there is a further family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with ample off road parking to the front giving access to detached double garage with attractive gardens to the front/rear of the property. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

POINTS OF INTEREST

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



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect, understairs cupboard, stairs to first floor landing and radiator.

Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, built in storage.

Lounge

22' 1" x 11' 2" (6.73m x 3.40m) UPVC double glazed bay window to the front aspect, UPVC double glazed french doors to the rear aspect and two radiators.

Conservatory

12' 10" x 11' 1" (3.91m x 3.38m) UPVC double glazed and two radiators.

Dining Room

10' 2" x 9' 8" (3.10m x 2.95m) UPVC double glazed window to the rear aspect and radiator.

Fitted Breakfast Kitchen

17' 4" x 8' 9" (5.28m x 2.67m) UPVC double glazed window to the rear / side aspects, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine, dishwasher, vertical radiator and ceiling spot lights.

First Floor

First Floor Landing

Built in airing cupboard and loft access.

Bedroom One

13' 5" x 11' 0" (4.09m x 3.35m) UPVC double glazed window to the rear aspect, ceiling spot lights and radiator.

Dressing Area

Fitted wardrobes, ceiling spot lights 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, heated towel rail, ceiling spot lights and part tiled walls

Bedroom Two

11' 3" x 7' 9" (3.43m x 2.36m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m) UPVC double glazed window to the front aspect, fitted wardrobe, ceiling spot lights and radiator.

Bedroom Four

8' 3" x 7' 2" (2.51m x 2.18m) UPVC double glazed window to the rear aspect, ceiling spot lights and radiator.

Family 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, part tiled walls and radiator.

Front Garden

To the front of the property there is ample off road parking for multi vehicles giving access to detached double garage, further to the front there is an attractive garden area.

Detached Double Garage

With up and over door, power and lighting.

Rear Garden

To the rear of the property there are beautifully presented laid to lawn gardens with patio area and a mix of trees, shrubs planted surround.

Additional Notes:

Council tax band E (Harborough District Council)

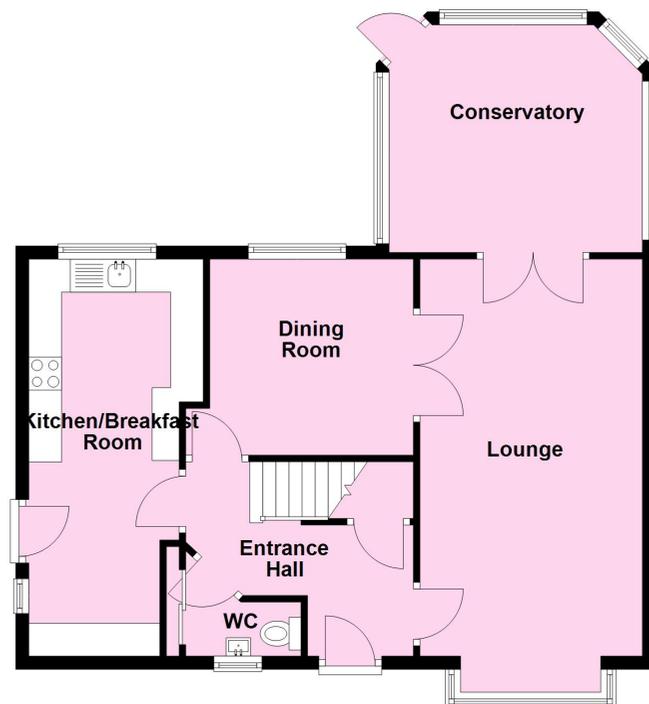
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

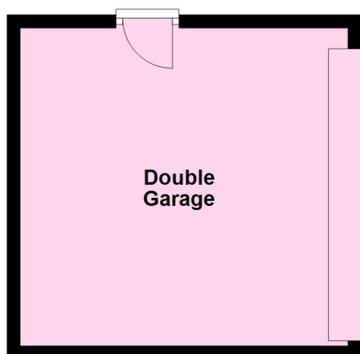
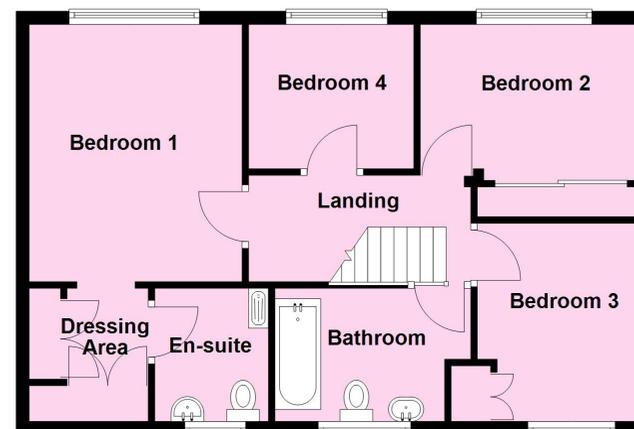
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Ground Floor
Approx. 94.6 sq. metres (1017.8 sq. feet)



First Floor
Approx. 56.5 sq. metres (608.3 sq. feet)



Total area: approx. 151.1 sq. metres (1626.1 sq. feet)

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