

**SOLD  
STC**



**2 Stephenson Close, Broughton Astley, Leicester LE9 6UJ**

**SSTC £460,000 - Freehold**

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## PROPERTY DESCRIPTION

Fantastic Find! - Tucked away in this peaceful location you will find this well presented family home which has great sized accommodation comprising, entrance hall, down stairs wc, lounge, dining room, conservatory, fitted kitchen/diner, utility, first floor landing, four good sized bedrooms, master benefits from re-fitted en-suite and further re-fitted family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows, owned solar panels, with attractive gardens to the front also with ample off road parking giving access to double garage. Further to the rear there are beautifully presented gardens. Internal viewing comes highly recommended.

## POINTS OF INTEREST

- Family Detached
- Four Bedrooms
- Lounge
- Double Garage
- Solar Panels
- Re-Fitted Family Bathroom
- Conservatory
- Ample of Road Parking
- Master En Suite



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, tiled flooring, stairs to the first floor landing and radiator.

#### Down Stairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin, laminate flooring, heated towel rail and radiator.

#### Lounge

16' 10" x 13' 5" (5.13m x 4.09m) UPVC double glazed bay window to the front aspect, feature fireplace and radiator.

#### Dining Room

12' 1" x 9' 10" (3.68m x 3.00m) Double glazed sliding doors to the rear aspect, laminate flooring and radiator.

#### Fitted Kitchen Diner

16' 7" x 9' 10" (5.05m x 3.00m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, microwave, fridge, dish washer and laminate flooring.

#### Utility

9' 10" x 7' 2" (3.00m x 2.18m) UPVC double glazed door to the rear aspect, being fitted with base units with built in sink/drain, plumbing for washing machine, courtesy door to the garage and radiator.

### First Floor

#### First Floor Landing

Built in airing cupboard and loft access.

#### Bedroom One

13' 8" x 11' 1" (4.17m x 3.38m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### Re-Fitted En-Suite

8' 6" x 6' 3" (2.59m x 1.91m) Being fitted with three piece suite comprising, low level wc, hand wash basin, walk in double shower cubicle and heated towel rail.

#### Bedroom Two

13' 8" x 11' 10" (4.17m x 3.61m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Three

10' 8" x 9' 11" (3.25m x 3.02m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

#### Bedroom Four

12' 0" x 8' 4" (3.66m x 2.54m) UPVC double glazed window to the rear aspect and radiator.

#### Re-Fitted Family Bathroom

9' 5" x 6' 3" (2.87m x 1.91m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath, ceiling spot lights and heated towel rail.

#### Front Garden

To the front of the property there are attractive laid to lawn gardens with ample off road parking for multi vehicles giving access to double garage.

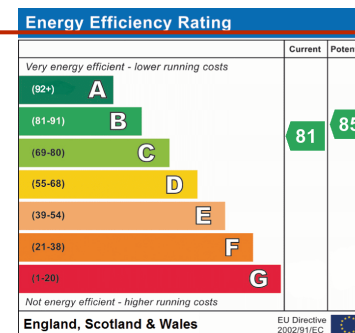
#### Double Garage

With twin up and over doors, power and lighting.

#### Rear Garden

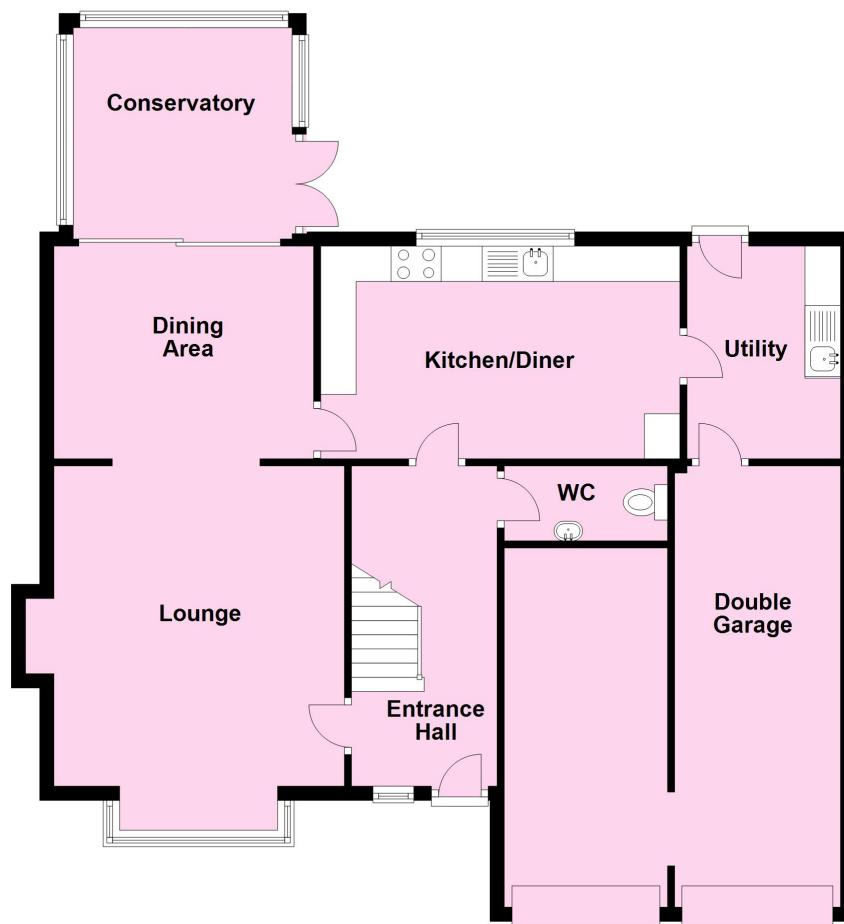
To the rear of the property there are landscaped rear gardens with well maintained laid to lawn gardens, feature pond, patio area, trees, shrub, planted surround and a summer house.

#### Additional Notes:



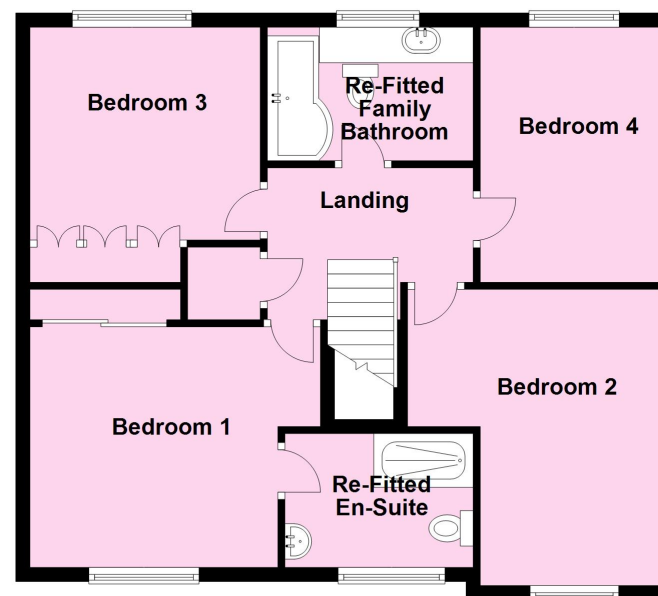
### Ground Floor

Approx. 103.3 sq. metres (1111.8 sq. feet)



### First Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



Total area: approx. 169.9 sq. metres (1828.6 sq. feet)

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