

**SOLD
STC**



29 Glean Close, Broughton Astley, LEICESTER LE9 6WY

SSTC £310,000 - Freehold



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PROPERTY DESCRIPTION

Out With The Old In With The New! - This delightful EXTENDED three bed semi-detached home is situated in sought after location and has accommodation comprising: entrance hall, lounge, EXTENDED LIVING FITTED DINING KITCHEN, downstairs wc, utility, first floor landing, three bedrooms, MASTER EN-SUITE, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with attractive gardens to rear and off road parking with garage storage only. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Extended Semi-Det*
- *Three Bedrooms*
- *Lounge*
- *Living Ftd D/Kitchen*
- *D/S WC*
- *Utility*
- *ORP*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Lounge

14' 9" x 12' 3" (4.50m x 3.73m) UPVC double glazed window to the front aspect, under stairs cupboard and radiator.

Extended Living Fitted Dining Kitchen

19' 2" x 15' 5" min 22' 5" max (5.84m x 4.70m min 6.83m max) UPVC double glazed bi-folding doors to the rear aspect, three double glazed velux window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for dish washer, vertical radiator.

Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, ceiling spot lights and heated towel rail.

Utility

7' 8" x 7' 0" (2.34m x 2.13m) UPVC double glazed window to the rear aspect, being fitted with a range of base units, plumbing for washing machine and radiator.

First Floor

First Floor Landing

Bedroom One

10' 5" x 9' 1" (3.17m x 2.77m) UPVC double glazed window to the front aspect 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 and heated towel rail.

Bedroom Two

9' 1" x 8' 10" (2.77m x 2.69m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

Being fitted with three piece suite comprising low level wc, hand wash basin, bath, tiled flooring and ceiling spot lights.

Front Garden

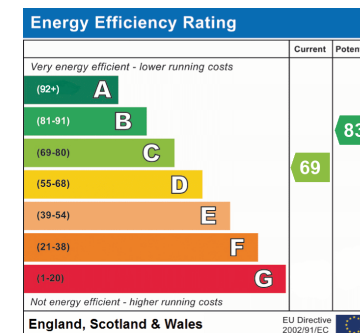
To the front of the property there is a garden area with off road parking to the side for multi vehicles giving access to garage (storage only)

Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio are in private position.

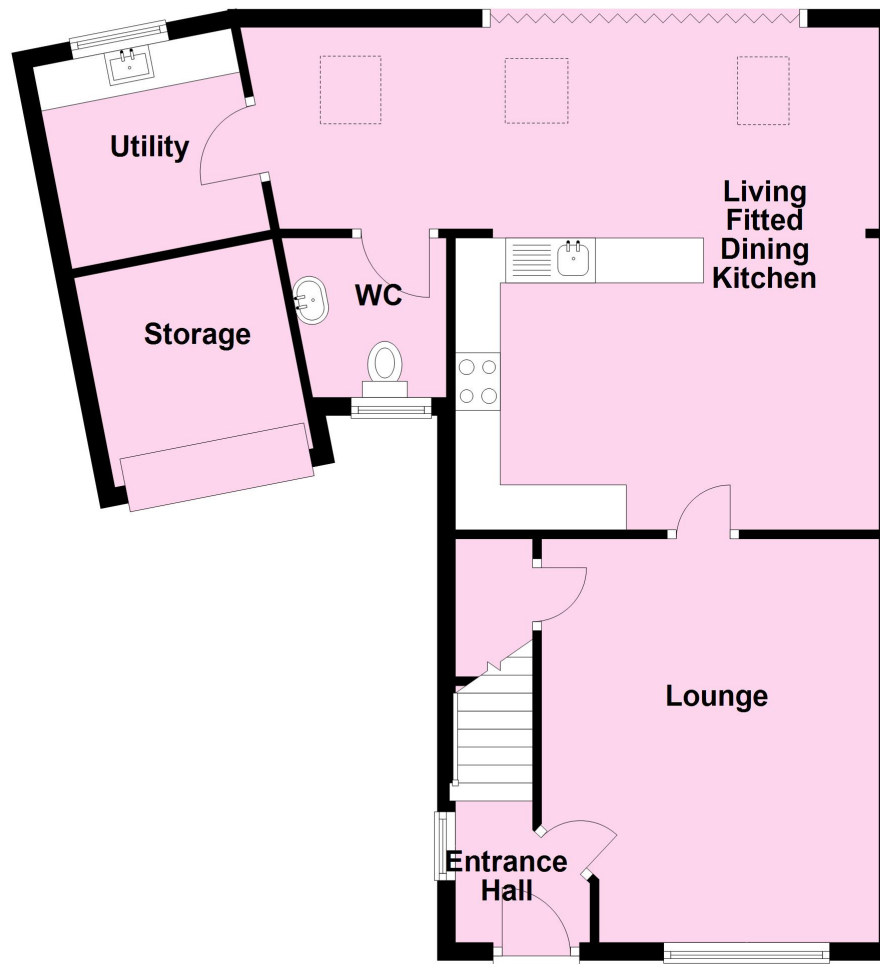
Additional Notes:

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



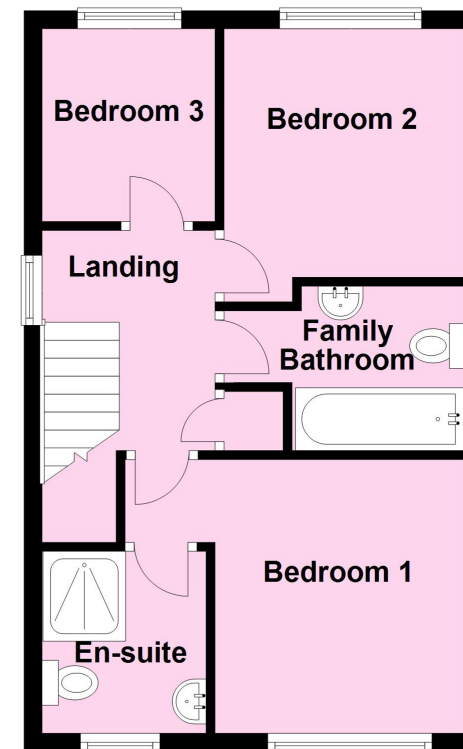
Ground Floor

Approx. 67.5 sq. metres (726.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 103.8 sq. metres (1117.6 sq. feet)

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