

**SOLD
STC**



1 Manton Close, Broughton Astley, Leicester LE9 6UU

SSTC £275,000 - Freehold

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PROPERTY DESCRIPTION

Recently Re-Decorated & Re-Carpeted! - NO CHAIN with this detached home which offers good sized accommodation and is situated on the village boundary with accommodation comprising, entrance hall, lounge, fitted dining kitchen, conservatory, first floor, three bedrooms and bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the side aspect giving access to single garage and patio garden to the rear. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

POINTS OF INTEREST

- *Detached House*
- *Three Bedrooms*
- *No Chain*
- *Lounge*
- *Fitted Kitchen Diner*
- *Conservatory*
- *Garage*
- *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

13' 10" x 11' 11" (4.22m x 3.63m) UPVC double glazed window to the front aspect, feature fireplace, under stairs cupboard and radiator.

Fitted Kitchen Diner

14' 11" x 10' 4" (4.55m x 3.15m) UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage and radiator.

Conservatory

12' 6" x 8' 5" (3.81m x 2.57m) UPVC double glazed

First Floor

First Floor Landing

UPVC double glazed window to the side aspect.

Bedroom One

12' 4" x 8' 2" (3.76m x 2.49m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

11' 11" x 9' 0" (3.63m x 2.74m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

9' 7" x 6' 7" (2.92m x 2.01m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

Family 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, tiled flooring and heated towel rail.

Front Garden

To the front of the property there are laid to lawn gardens with ample off road parking to the side giving access to detached single garage.

Single Garage

Rear Garden

To the rear of the property there are low maintenance patio garden with shed set to rear of the garage.

Additional Information:

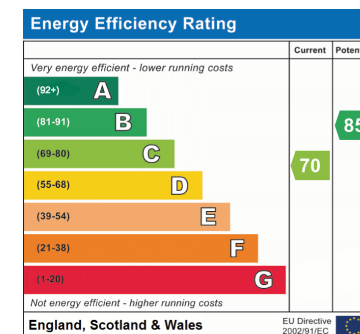
Council tax band C (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

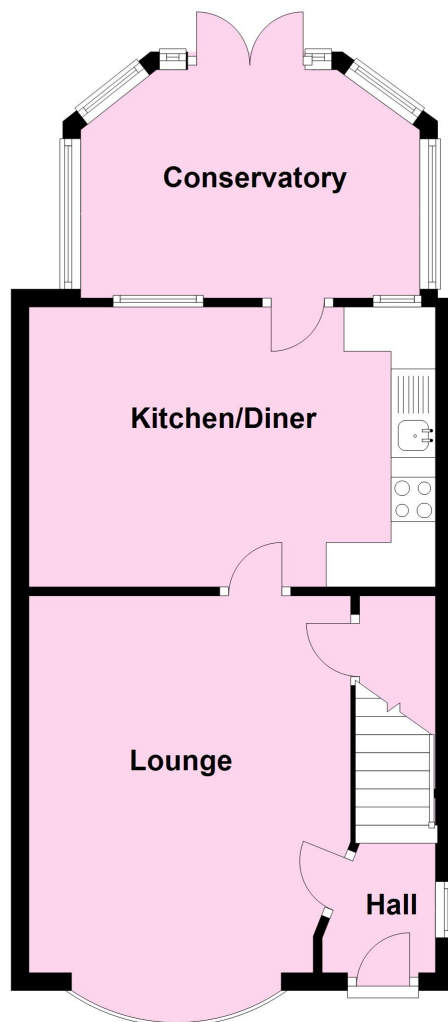
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



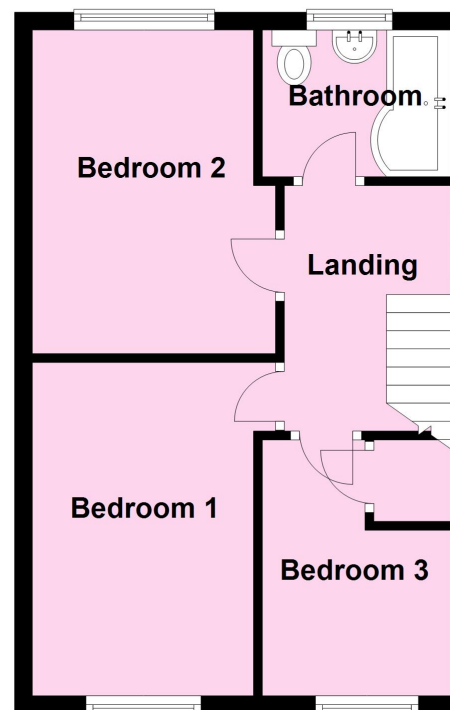
Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 sq. feet)

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