

TO
LET



Mantle House, Main Street, Broughton Astley, Leicester LE9 6AH

£795 pcm

77, Main Street, Broughton Astley, Leicester, LE9 6RE
01455 285555 lettings@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Modern Delights – Stylish Village Living Located in the heart of the village, this modern and well-presented one-bedroom, ground floor flat, offers stylish, comfortable living with excellent access to the village centre and local amenities. The property provides well-proportioned accommodation throughout, comprising a bright open-plan living and dining area with a fitted kitchen, a good-sized double bedroom and a contemporary shower room. Further benefits include gas-fired central heating, UPVC double-glazed windows, communal outside areas and allocated parking. Offering a clean, modern finish and a convenient village-centre location, this is an ideal home for those looking for comfortable and contemporary living. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

POINTS OF INTEREST

- *Modern Flat*
- *Double Bedroom*
- *Open Plan Living*
- *Allocated Parking*
- *Shower Room*
- *Popular Location*
- *UPVC Double Glazed*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Open Plan Living Fitted Dining Kitchen

19' 3" x 14' 7" (5.87m x 4.45m) A light and airy space with UPVC double glazed window to the front aspect, Double glazed door to the front aspect, double glazed door to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine, ceiling spot lights and radiator.

Master Bedroom

9' 01" x 11' 05" (2.77m x 3.48m) UPVC double glazed window to the rear aspect and radiator.

Shower Room

7' 03" x 6' 02" (2.21m x 1.88m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and heated towel rails.

Outside

To the front of the property there is a communal area with allocated parking.

Additional Notes One

Local Authority: Harborough District Council

Council Tax Banding: Band A

Construction: Standard Brick / Tile

Utility Supply:

- Electricity Mains Supply
- Water Mains Supply
- Heating Gas Central

Please note: There is no TV aerial at the property. Tenants will need to use a Smart TV or streaming service via an internet connection for television viewing.

- Broadband Via Ofcom Mobile and Broadband Checker

The download and upload speeds shown are the highest predicted speeds that could be received at the selected location, subject to service availability.

- Standard broadband has download speeds of less than 16 Mbps
- Superfast broadband has download speeds between 80 Mbps and 20 Mbps
- Ultrafast broadband has download speeds of less than 1800 Mbps

Availability icon confirmed on all of the above, outcome being broadband packages in these categories are generally available within this specified postal code.

- Sewerage Mains Supply

Additional Notes Two

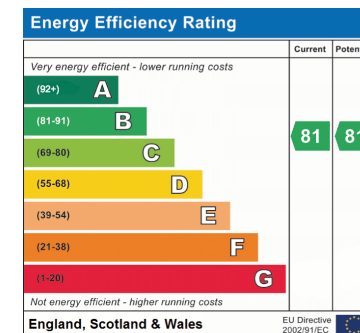
Rights & Restrictions:

- Private rights of way Declared
- Public rights of way Declared
- Listed property False
- Restrictions Non declared

Risks:

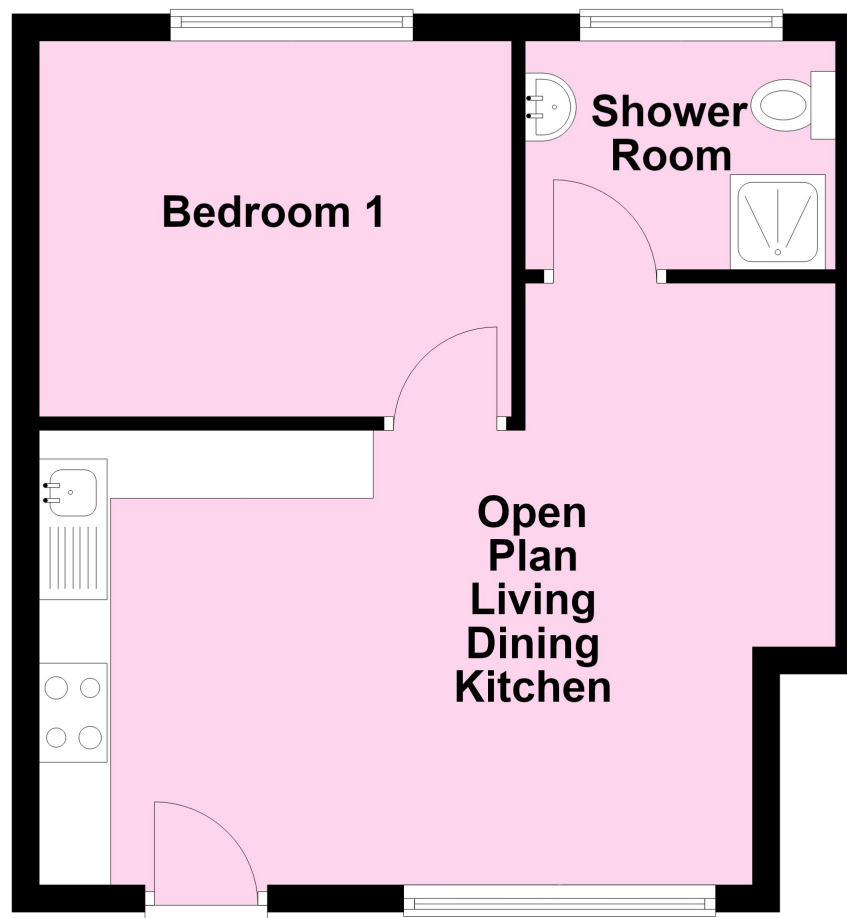
- Flooded in last 5 years False
- Flood defences Non declared
- Source of flood Non declared

Material Information Disclaimer: The material information contained within these particulars has been provided in good faith by our client and, where applicable, obtained from relevant regulatory bodies or publicly available sources. Whilst every effort has been made to ensure its accuracy, prospective purchasers must satisfy themselves through their own enquiries, inspections and professional advice as to the accuracy of all information, including but not limited to services, utilities, planning matters, tenure and any other material aspects of the property before proceeding with a purchase



Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 36.4 sq. metres (392.0 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.