

TO
LET



Cromford Way, Broughton Astley, Leicester LE9 6UT

£1,600 pcm

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

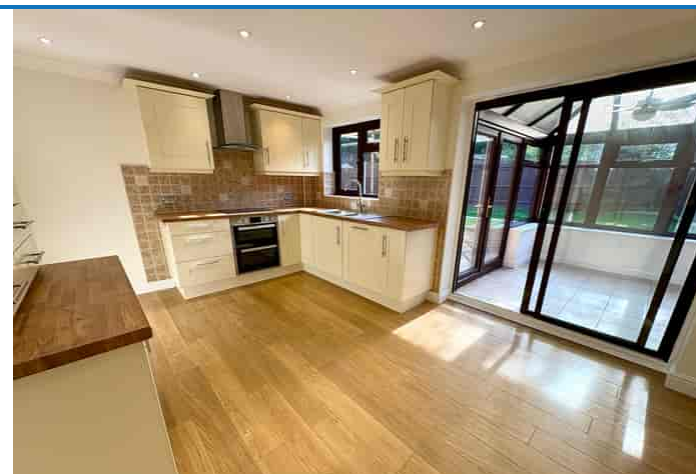


PROPERTY DESCRIPTION

Fantastic Find! - This family detached home has undergone a make over with new carpet, re-decorated making this a property not to be missed. The internal accommodation comprises, entrance hall, lounge, fitted kitchen diner, conservatory, inner hall, downstairs wc, utility, first floor landing, four good sized bedrooms, master en-suite and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the front giving access to single garage and private gardens to the rear. The property is fully available and internal viewing is essential to appreciate the level of accommodation on offer.

POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *En-Suite*
- *Lounge*
- *Ftd Kitchen Diner*
- *Utility*
- *Conservatory*
- *Garage*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect.

Lounge

19' 3" x 15' 2" (5.87m x 4.62m) UPVC double glazed window to the front aspect, feature fireplace with gas fire, stairs to first floor landing and radiator.

Fitted Kitchen Diner

15' 2" x 10' 3" (4.62m x 3.12m) UPVC double glazed window to the rear aspect, double glazed sliding doors to the rear aspect, being fitted with range of wall and base units with built in oven, hob, extractor, sink/drainage, integral dish washer, ceiling spot lights.

Conservatory

9' 2" x 7' 6" (2.79m x 2.29m) UPVC double glazed and tiled flooring

Inner Hall

Understairs cupboard.

Downstairs WC

UPVC double glazed window to the rear aspect, being fitted with low level wc, hand wash basin and laminate flooring.

Utility

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear aspect, being fitted with base units, plumbing for washing machine and tiled flooring.

First Floor

First Floor Landing

Radiator.

Bedroom One

16' 6" x 8' 2" (5.03m x 2.49m) UPVC double glazed window to the front aspect and radiator.

En-Suite

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

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m) UPVC double glazed window to the front aspect, loft access and radiator.

Bedroom Three

10' 4" x 9' 5" (3.15m x 2.87m) UPVC double glazed window to the rear aspect, built in airing cupboard and radiator.

Bedroom Four

8' 11" x 6' 5" (2.72m x 1.96m) UPVC double glazed window to the front aspect and radiator.

Family Bathroom

5' 5" x 7' 6" (1.65m x 2.29m) 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, heated towel rail and ceiling spot lights.

Front Garden

To the front of the property there is a low maintenance garden providing ample off road parking for multi vehicles giving access to single garage.

Rear Garden

To the rear of the property there are private laid to lawn gardens with patio area, side access and side courtesy door to the garage.

Additional Notes:

Council tax band C (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

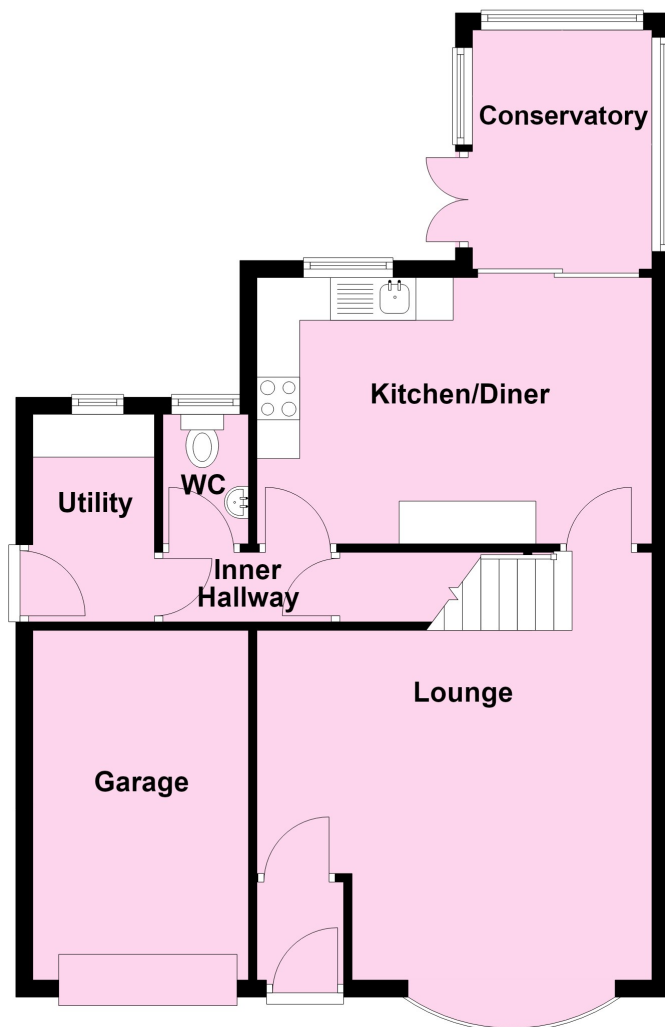
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

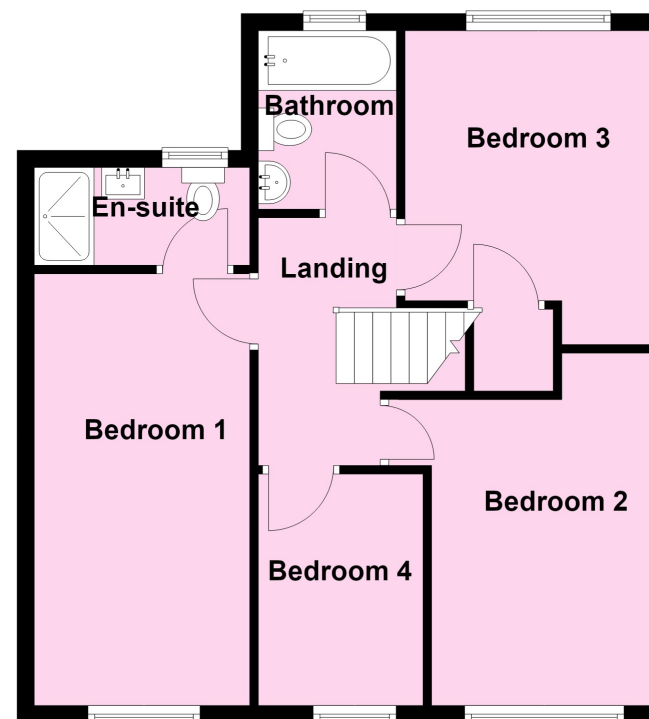
Ground Floor

Approx. 77.8 sq. metres (838.0 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



Total area: approx. 130.8 sq. metres (1408.3 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.