

FOR
SALE



Windsor Way, Broughton Astley, LEICESTER LE9 6TN

£235,000 - Freehold

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

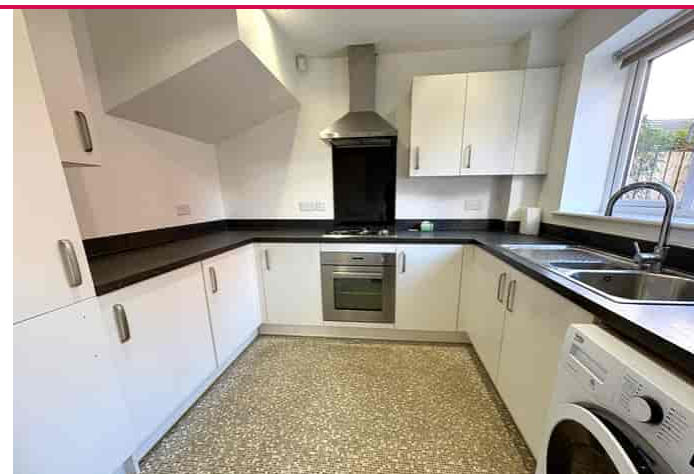


PROPERTY DESCRIPTION

IDEAL FIRST TIME BUY WITH NO CHAIN! - With this super mid town house which has well appointed accommodation comprising, entrance hall, downstairs wc, lounge, fitted kitchen, first floor landing, two double bedrooms, master benefits from en-suite and there is a further family bathroom. The property benefits from UPVC double glazing, security alarm, hive system, good sized laid to lawn garden with allocated parking set further to the rear. Internal viewing is a real must!

POINTS OF INTEREST

- *Two Bedrooms*
- *Ent Hall*
- *D/S WC*
- *Lounge*
- *Fitted Kitchen*
- *En-Suite*
- *Fam Bathroom*
- *No Chain*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Lounge

17' 8" x 10' 9" (5.38m x 3.27m) UPVC double glazed window to front aspect, UPVC double glazed French doors to rear aspect and two radiators.

Fitted Kitchen

9' 6" x 8' 2" (2.89m x 2.48m) UPVC double glazed window to rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, fridge, washer/dryer and ceiling spot lights.

First Floor

First Floor Landing

Bedroom One

11' 7" x 8' 9" (3.53m x 2.66m) UPVC double glazed window to front aspect, fitted wardrobe and radiator.

En-Suite

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

Bedroom Two

12' 8" x 8' 8" (3.86m x 2.64m) UPVC double glazed window to rear aspect and radiator.

Family Bathroom

UPVC double glazed window to rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath and heated towel rail.

Gardenw

To the rear of the property there is a good sized garden with patio area, shed and rear access to where the allocated parking is located.

Additional Notes:

Council tax band B (Harborough District Council)

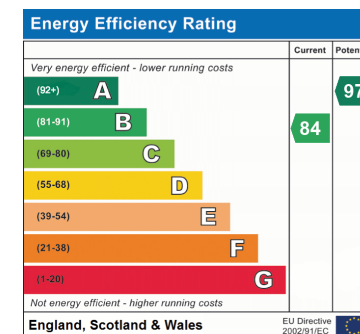
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

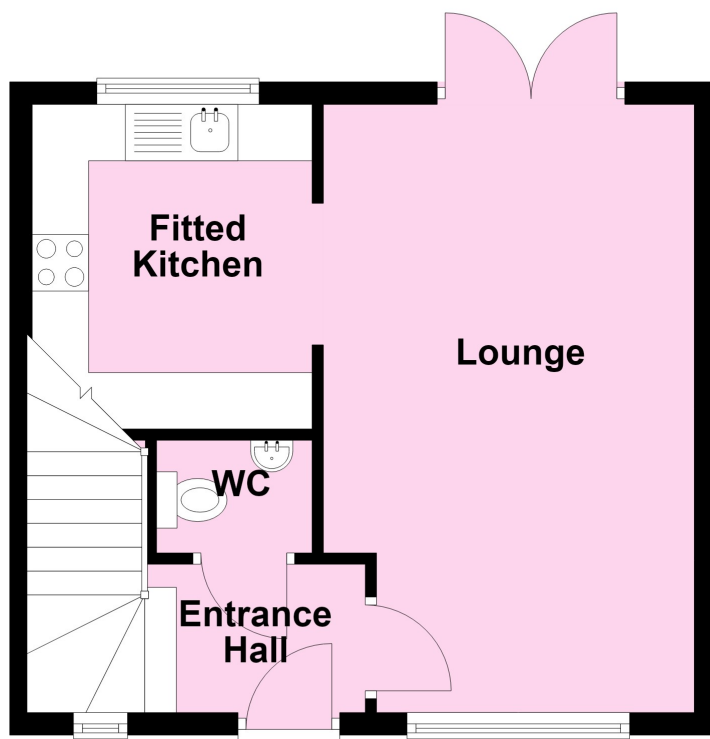
No flood risks that we are aware of

The service charge payable to Millfields Management Company for 2026 to date is £219.38



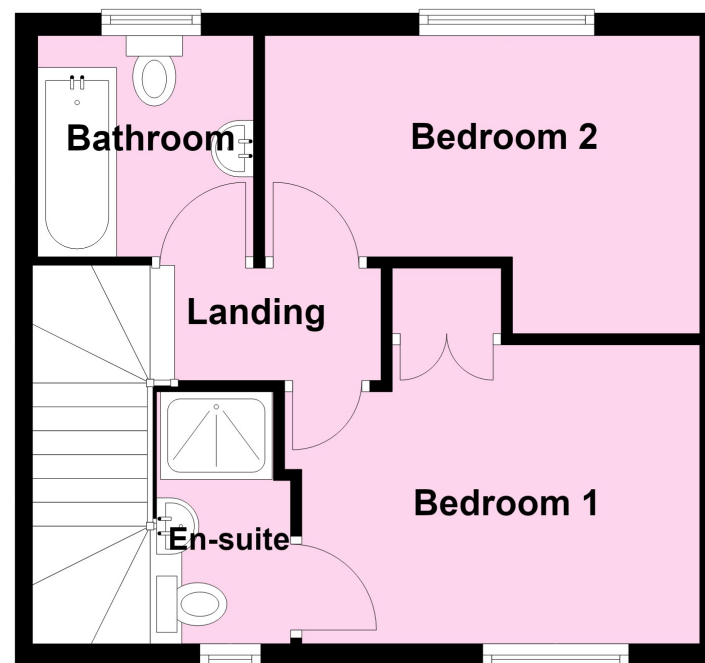
Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 63.4 sq. metres (682.6 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.