

Orchard Road, Broughton Astley, LEICESTER LE9 6RG

£259,950 - Freehold



DAVID ROBINSON ESTATES

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PROPERTY DESCRIPTION

Fantastic Find! - This delightful semi-detached home enjoys a non overlooked position to the rear and benefits from great sized accommodation comprising, entrance porch, entrance hall, lounge, re-fitted kitchen, conservatory, first floor landing, three good sized bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, double glazing with ample off road parking to the front/side giving access to detached garage and private gardens to the rear. Internal viewing is considered essential.





POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Lounge/Diner*
- *Re-Fitted Kitchen*
- *Conservatory*
- *Attractive Gardens*
- *Ample Off Road Parking*
- *Garage*







ROOM DESCRIPTIONS

Ground Floor

Entrance Porch
UPVC double glazed door to the front aspect and tiled flooring.

Entrance Hall
UPVC double glazed door to the front aspect, laminate flooring, stairs to first floor landing and radiator.

Lounge/Diner
14' 7" x 14' 6" (4.45m x 4.42m) UPVC double glazed sliding doors to the rear aspect, laminate flooring and radiator.

Conservatory
9' 9" x 7' 9" (2.97m x 2.36m) UPVC double glazed and tiled flooring.

Re-Fitted Kitchen
10' 10" x 8' 5" (3.30m x 2.57m) UPVC double glazed window to the front aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine and laminate flooring.

First Floor

First Floor Landing
Built in airing cupboard and loft access.

Bedroom One
11' 9" x 9' 0" (3.58m x 2.74m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two
9' 11" x 8' 4" (3.02m x 2.54m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three
10' 5" x 5' 11" (3.17m x 1.80m) UPVC double glazed window to the rear aspect and radiator.

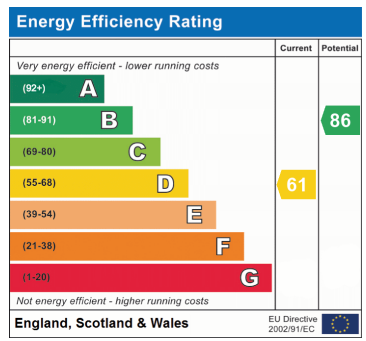
Family Bathroom
UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, part tiled walls, laminate flooring and heated towel rail.

Front Garden
To the front of the property there is ample block paved frontage providing ample off road parking for multi vehicles giving access to single garage.

Detached Garage
With up and over door.

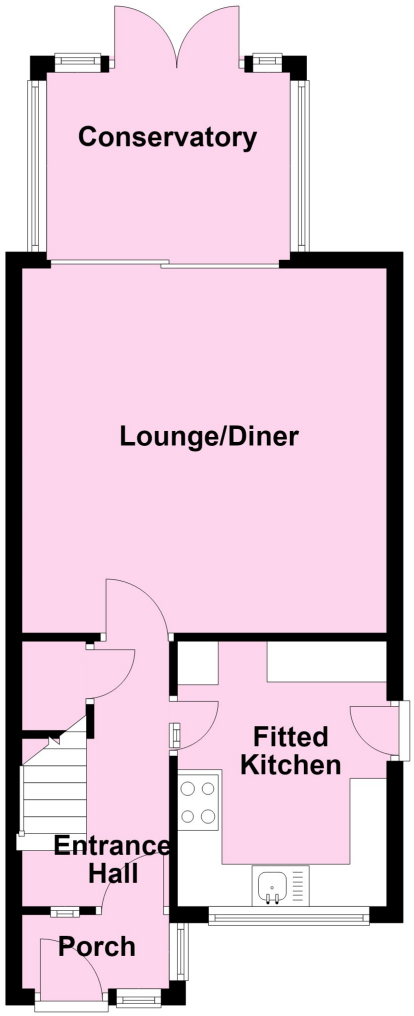
Rear Garden
To the rear of the property there are beautifully maintained laid to lawn gardens with attractive borders and patio area with side access.

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



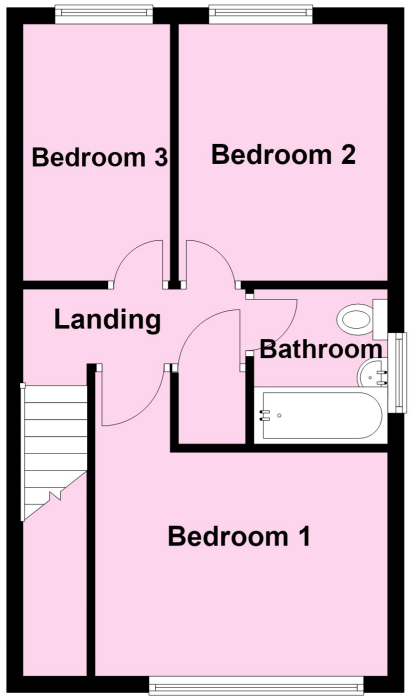
Ground Floor

Approx. 473.1 sq. feet



First Floor

Approx. 385.9 sq. feet



Total area: approx. 859.0 sq. feet

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