TO LET

Evans Avenue, Broughton Astley, LEICESTER LE9 6AE

£1,295 pcm



DAVID ROBINSON ESTATES

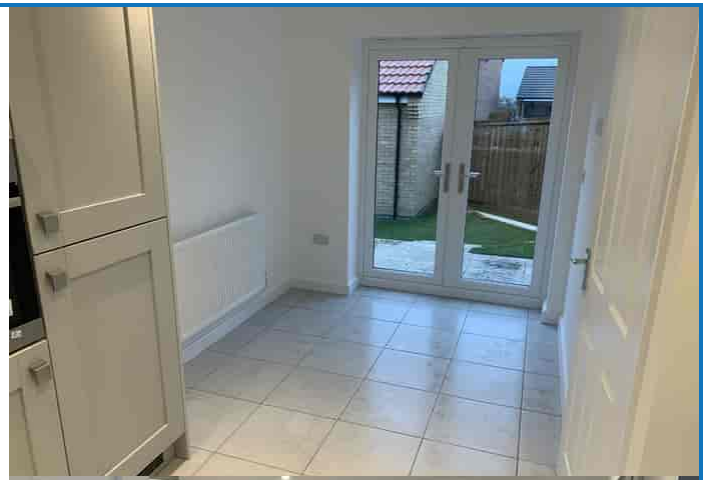
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PROPERTY DESCRIPTION

Live in this super modern semi-detached home which has great sized accommodation comprising, entrance hall, down stairs wc, lounge, fitted kitchen diner, first floor landing, three bedrooms, master benefits from en-suite, family bathroom. The property benefits from gas fired central heating (hive), UPVC double glazing with attractive gardens to the rear, off road parking to the side and attractive non overlooked position to the front. Internal viewing is essential!

POINTS OF INTEREST

- *Semi-Det*
- *Three Bedrooms*
- *Lounge*
- *Ftd Kitchen Diner*
- *En-Suite*
- *Gardens*
- *ORP*
- *Viewing Essential*











ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
Double glazed door to front aspect, tiled flooring and radiator.

Down Stairs WC
Being fitted with two piece suite comprising, low level wc, hand wash basin, tiled flooring, built in cupboard (housing boiler) and radiator.

Lounge
17' 10" x 11' 6" (5.43m x 3.50m) UPVC double glazed bay window to front aspect, UPVC double glazed window to rear aspect and two radiators.

Fitted Kitchen Diner
16' 3" x 9' 11" (4.95m x 3.02m) UPVC double glazed window to front aspect, UPVC double glazed French doors to rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, fridge/freezer, plumbing for washing machine, dish washer, tiled flooring and radiator.

First Floor

First Floor Landing
UPVC double glazed window to rear aspect.

Bedroom One
16' 5" x 12' 3" (5.00m x 3.73m) UPVC double glazed window to front/rear aspect and two radiators.

En-Suite
Being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and heated towel rail.

Bedroom Two
10' 9" x 7' 1" (3.27m x 2.15m) UPVC double glazed window to front

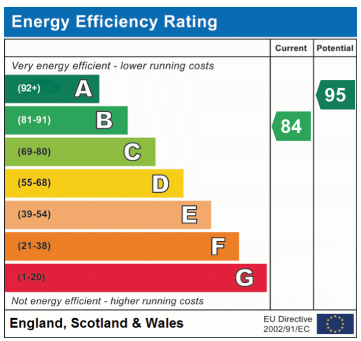
Bedroom Three
8' 9" x 7' 5" (2.66m x 2.26m) UPVC double glazed window to rear aspect and radiator.

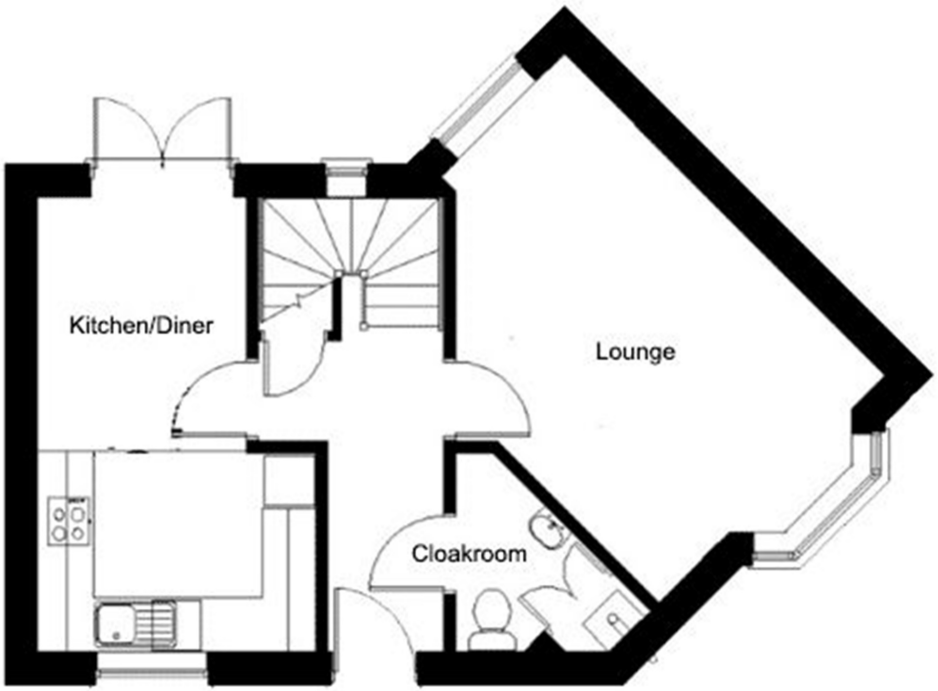
Family Bathroom
UPVC double glazed window to front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

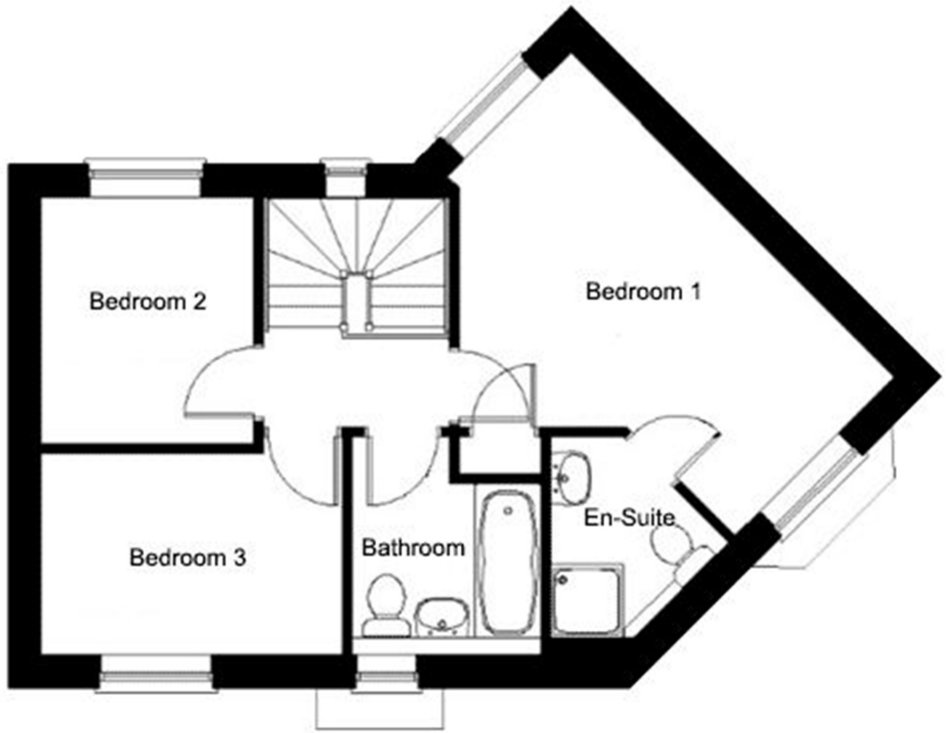
Front/Side Garden
To the front of the property there are laid to lawn gardens, with off road parking to the side with gated rear access.

Rear Garden
To the rear of the property there are laid to lawn gardens and patio areas.

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
N.B. The internal photos depict the property empty and from new.







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