

FOR SALE

Aland Gardens, Broughton Astley, Leicester LE9 6NE

£279,950 - Freehold

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



PROPERTY DESCRIPTION

Outstanding Space! - With this EXTENDED three bed semi-detached home which is presented in immaculate condition. The accommodation comprises, entrance hall, lounge, extended dining room, breakfast kitchen, first floor landing, three bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, double glazing with ample off road parking to the side and private garden to the rear. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.



POINTS OF INTEREST

- *Extended Semi-Detached*
- *Lounge*
- *Extended Dining Area*
- *Fitted Kitchen*
- *Private Garden*
- *Three Bedrooms*
- *Off Road Parking*
- *Viewing Essential*









ROOM DESCRIPTIONS

Ground Floor

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

Lounge
12' 10" x 12' 8" (3.91m x 3.86m) Feature fireplace and radiator.

Extended Dining Area
16' 0" x 9' 3" (4.88m x 2.82m) UPVC double glazed window to he rear aspect, UPVC double glazed french doors to the rear aspect, double glazed door to the side aspect, two double glazed velux window to the rear aspect and radiator.

Breakfast Kitchen
16' 0" x 9' 3" (4.88m x 2.82m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in sink/drainer, plumbing for washing machine and radiator.

First Floor

First Floor Landing
UPVC double glazed window to the front aspect and built in airing cupboard.

Bedroom One
12' 10" x 8' 11" (3.91m x 2.72m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two
UPVC double glazed window to the rear

Bedroom Three
7' 6" x 6' 10" (2.29m x 2.08m) UPVC double glazed window to the front aspect and radiator.

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

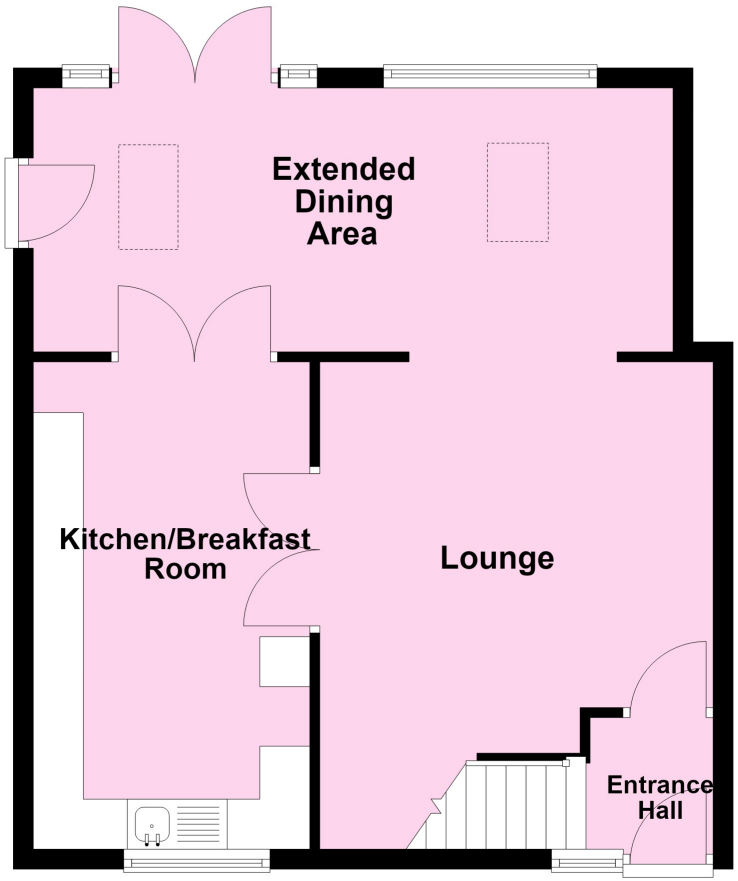
Front Garden
To the front of the property there is a garden area with off road parking set to the side aspect for multi vehicles.

Rear Garden
To the rear of the property there are good sized private laid to lawn gardens with patio area and 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

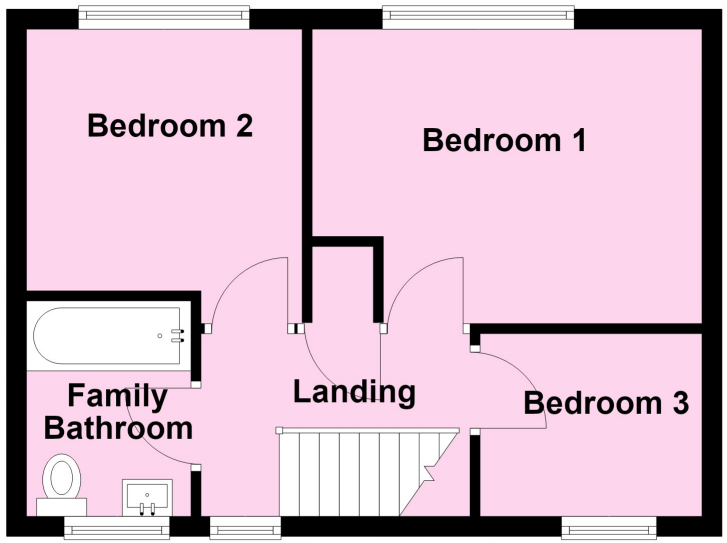
Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 83.6 sq. metres (900.2 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.