

FOR SALE

The Pastures, Broughton Astley, LEICESTER, LEICESTERSHIRE LE9 6SY

£299,950 - Freehold

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PROPERTY DESCRIPTION

E-X-T-E-N-D-E-D ! - Great sized accommodation on offer with this extended semi-detached home comprising, entrance hall, lounge, extended dining area, extended fitted kitchen, first floor landing, four bedrooms with two bathrooms. The property benefits from gas fired central heating to radiators and UPVC double glazing with tandem garage to side with off road parking to front and attractive SOUTH FACING gardens to rear. Internal viewing comes highly recommended!



POINTS OF INTEREST

- *Extended Semi-Det*
- *Four Bedrooms*
- *Lounge*
- *Extended Dining Room*
- *Extended Kitchen*
- *South Facing Garden*
- *Tandem Garage*
- *Viewing Essential*









ROOM DESCRIPTIONS

Ground Floor

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

Lounge
13' 0" x 11' 4" (3.96m x 3.45m) UPVC double glazed window to front aspect and radiator.

Extended Dining Area
14' 0" x 10' 8" (4.27m x 3.25m) Under stairs cupboard and radiator.

Fitted Kitchen
14' 0" x 11' 7" (4.27m x 3.53m) Two UPVC double glazed windows to rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, fridge, plumbing for washing machine and dish washer, courtesy door to garage

First Floor

First Floor Landing
Built in airing cupboard and loft access.

Bedroom One
12' 6" x 8' 10" (3.81m x 2.69m) UPVC double glazed window to front aspect, fitted wardrobe and radiator.

Bedroom Two
11' 6" x 8' 3" (3.51m x 2.51m) Two UPVC double glazed widows to front aspect, fitted wardrobe and radiator.

Bedroom Three
11' 5" x 8' 4" (3.48m x 2.54m) UPVC double glazed window to rear aspect and radiator.

Bedroom Four
7' 5" x 5' 10" (2.26m x 1.78m) UPVC double glazed window to rear aspect and radiator.

Bathroom
Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower and radiator.

Large Family Bathroom
11' 9" x 8' 9" (3.58m x 2.67m) UPVC double glazed window to rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, separate shower cubicle and radiator.

Front Aspect
To the front of the property there is off road parking giving access to tandem garage.

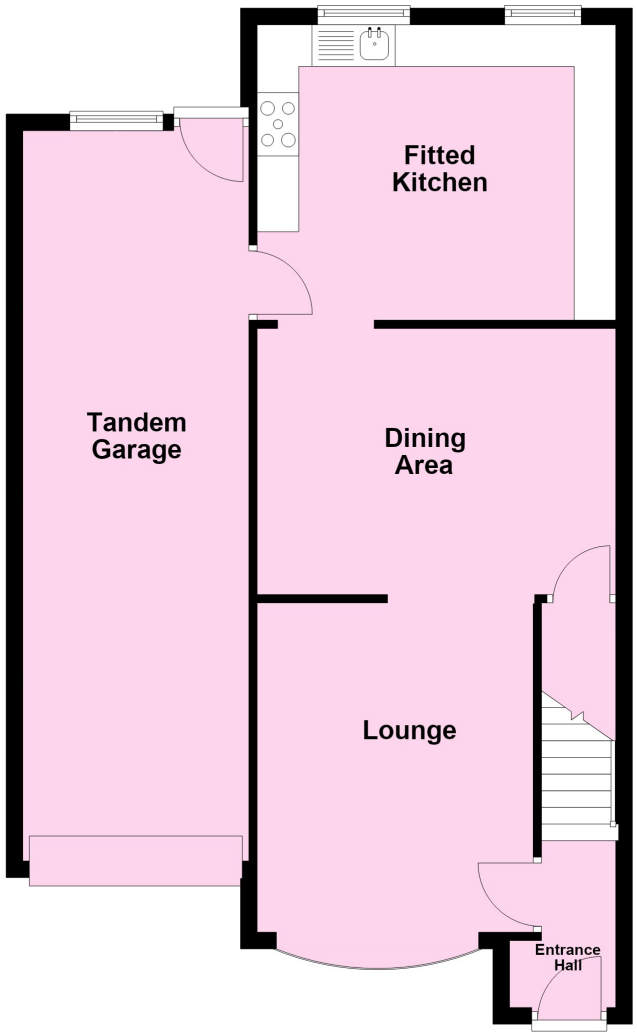
Tandem Garage
28' 9" x 8' 11" (8.76m x 2.72m) Electric up and over doors.

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

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

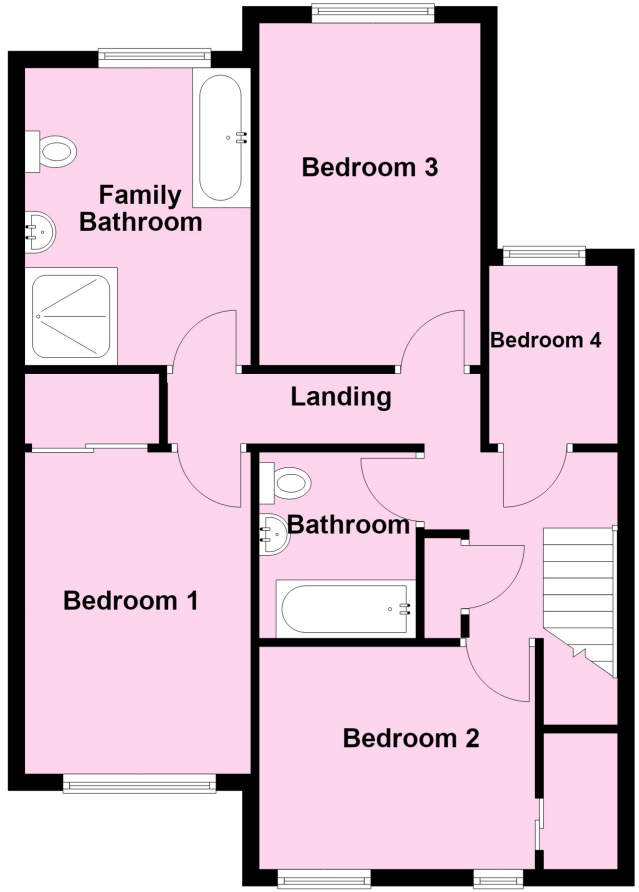
Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



Total area: approx. 136.0 sq. metres (1463.7 sq. feet)

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