

6 Bell Close, Broughton Astley, LE9 6XA



£250,000

Situated in the tranquil cul-de-sac of Bell Close, Broughton Astley, this three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming hall that leads into a spacious bay-fronted lounge, complete with a delightful fireplace featuring a coal effect fire, perfect for cosy evenings in. The well-appointed kitchen flows seamlessly into a dining room, which opens into a bright conservatory, providing an ideal space for entertaining or enjoying the garden views. The accommodation comprises two generously sized double bedrooms and a single bedroom, making it versatile for various living arrangements. The family bathroom is equipped with a shower over the bath, catering to all your needs. Outside, the garden is predominantly laid to lawn, complemented by a timber decking area, perfect for summer barbecues or simply relaxing in the sun. Additionally, double gates to the side of the property offer the convenience of extra parking space, while the front drive accommodates parking for two vehicles. Offered with no upward chain, this property is a blank canvas, allowing you to personalise and make it your own. With its desirable location in a popular residential area, this home is not to be missed. Come and see the potential for yourself!

Service without compromise

Hall



Enter via a Upvc door where you will find a useful storage cupboard, laminate flooring, central heating radiator. The stairs rise to the first floor accommodation.

Lounge 12'11" x 11'4" (3.94m x 3.45m)



The bay fronted lounge has a fireplace housing a gas coal effect fire, laminate flooring and a central heating radiator. A set of double doors give access through to the dining room.

Lounge Photo 2



Kitchen 11'1" x 6'5" (3.38m x 1.96m)



Fitted with a range of kitchen cabinets with contrasting surfaces over. Stainless steel bowl and a half sink unit with mixer taps. Built under singe electric oven, gas hob with extractor canopy. There is space for a washing machine and fridge. Window to the side aspect and a glazed door opens into the conservatory.

Kitchen Photo 2



Dining Room Photo 2



Dining Room 10'8" x 7'8" (3.25m x 2.34m)



Conservatory 10'8" x 7'10" (3.25m x 2.39m)



A set of sliding patio doors open into the conservatory the dining room has laminate flooring and a central heating radiator.

The Upvc conservatory has a polycarbonate roof, power sockets and a door that opens into the garden

Landing



There is an airing cupboard and a loft hatch.

Bedroom One 8'8" x 11'5" (2.64m x 3.48m)



A double bedroom with built in wardrobes. Dual front aspect windows and a central heating radiator.

Bedroom One Photo 2



Bedroom Two 7'5" x 8'5" (2.26m x 2.57m)



A double bedroom with a window to the rear aspect and a central heating radiator.

Bedroom Three 7'5" x 5'10" (2.26m x 1.78m)



A single bedroom with a window to the rear aspect and a central heating radiator.

Bathroom 5'7" x 7'3" (1.70m x 2.21m)



Fitted with a low level WC. Pedestal wash hand basin. Bath with a Mira electric shower and side screen. Opaque glazed window to the side aspect. Ceramic wall and floor tiles. Central heating radiator.

Garden



The garden is mainly laid to lawn with timber decking seating area and a garden shed. A set of double timber gates give access to a further parking space.

Garden Photo 2





Garden Photo 3



Rear Aspect



Outside and Parking

To the front you will find a drive which provides off road parking and a fore garden and path leading to the entrance of the property.

Floor Plan

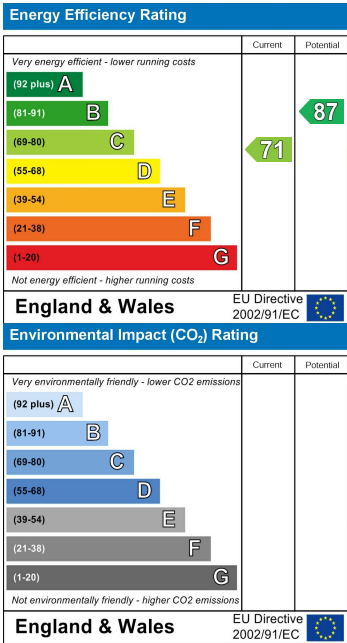


Total area: approx. 80.6 sq. metres (867.6 sq. feet)

Area Map



Energy Efficiency Graph



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