

## 27a Richardson Close, Broughton Astley, LE9 6NU



**£250,000**

Situated on Richardson Close in Broughton Astley this delightful three-bedroom, two bathroom house is waiting to be discovered. As you step inside, you are greeted by a spacious kitchen diner, perfect for hosting family gatherings or intimate dinners. The ground floor cloakroom adds a touch of convenience, while the lounge beckons with French doors that open onto a lovely patio, ideal for enjoying a cup of tea on a sunny afternoon. Venture upstairs to find three well-proportioned bedrooms, with the master bedroom boasting its own en-suite for added luxury. A family bathroom completes the first floor, ensuring that everyone's needs are met effortlessly. Outside, the low maintenance garden offers a tranquil retreat, perfect for relaxing after a long day. The drive provides parking for two vehicles, making coming home a breeze. This property is a rare find, offering comfort, style, and convenience all in one. With no upward chain, the opportunity to make this house your home is not to be missed. Don't let this chance slip away - book a viewing today and step into your future with this wonderful property in Richardson Close.

*Service without compromise*

Dining Kitchen 13'5" x 12'4" (4.11m x 3.78m )



A composite door opens into the spacious dining kitchen which is fitted with a wide range of modern cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Built in oven, gas hob with extractor. Plumbing for a washing machine and space for a fridge -freezer. Ceramic tiled flooring, under stairs cupboard and radiator. Dual aspect windows to the front and side.

Dining Kitchen Photo Two



Cloakroom



Fitted with a low level WC, hand wash basin and ceramic tiled flooring. Opaque window to the front aspect

Lounge 13'5" x 12'4" (4.11m x 3.78m )



This lovely lounge has a window to the rear aspect and a set of French doors open into the garden.

## Landing



With a window to the side aspect allowing lots of natural light flood in. There is loft access and a built in airing cupboard.

## Bedroom One 8'11" x 12'0" (2.74m x 3.66m )



A double bedroom with a window to the front aspect, over stairs cupboard and a radiator.

## En-suite



Fitted with a low level WC, hand wash basin, shower cubicle, ceramic tiled flooring and a radiator. Opaque window to the front aspect

## Bedroom Two 8'5" x 7'6" (2.59m x 2.31m )



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

## Bedroom Three 9'4" x 6'7" (2.87m x 2.01m )



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

## Bathroom



Fitted with a low level WC, hand wash basin, bath with shower over and ceramic tiled flooring. Opaque window to the side aspect

## Garden



To the rear of the property there is a private low maintenance garden with gated side access.

## Outside & Parking



To the front of the property there is low maintenance garden and a drive provides off road parking.



## Views To the Front



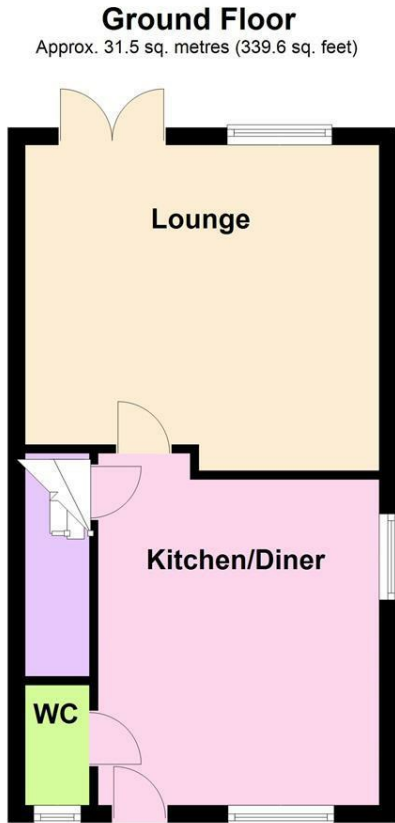
## Side Elevation photo



## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 65.5 sq. metres (705.2 sq. feet)

## Area Map



## Energy Efficiency Graph

