

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PARKING AND GARAGE EN BLOC TO THE REAR SITUATED IN A MOST POPULAR LOCATION



**6 MAIN STREET
BROUGHTON ASTLEY LE9 6RD**
Offers In The Region Of £250,000

- Entrance Porch To Hall
- Separate Utility Room
- Upvc Double Glazed Sun Room
- Family Bathroom
- Well Fitted Kitchen
- Spacious Lounge/Dining Room
- Three Good Sized Bedrooms
- Well Tended Lawned Gardens Front & Rear
- Parking & Garage En Bloc To Rear
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**** VIEWING ESSENTIAL **** This beautifully presented and much improved semi detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation boasts entrance porch leading to hall, well fitted Shaker style kitchen and matching utility room, spacious lounge/dining room and a upvc double glazed sun room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property benefits from parking and garage en bloc to rear and lovely well tended gardens.

It is situated in a popular location close to local shops, schools and amenities. Commuters will find easy access to all motorway networks.

COUNCIL TAX BAND & TENURE

Harborough - Band B (Freehold).

ENTRANCE PORCH

6'7" x 2'2" (2.01m x 0.68m)

having upvc double glazed front and side window. Inner door and side window with obscure glass to Hall.



HALL

13'11" x 6'1" (4.26m x 1.87m)

having central heating radiator and coved ceiling. Spindle balustraded staircase to First Floor Landing with useful storage beneath.



KITCHEN

10'0" x 8'11" (3.07m x 2.74m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, contrasting butchers block style work surfaces, inset sink with mixer tap, built in cooker with cooker hood over, space for fridge freezer, central heating radiator, coved ceiling, upvc double glazed window to front.



UTILITY ROOM

8'2" x 3'10" (2.50m x 1.18m)

having range of matching units and work surfaces, space and plumbing for washing machine, space for fridge freezer. Stable door to side.



LOUNGE/DINING ROOM

16'7" x 15'0" (5.07m x 4.59m)

having coved ceiling, central heating radiator, tv aerial point. Sliding patio doors opening onto Sun Room.

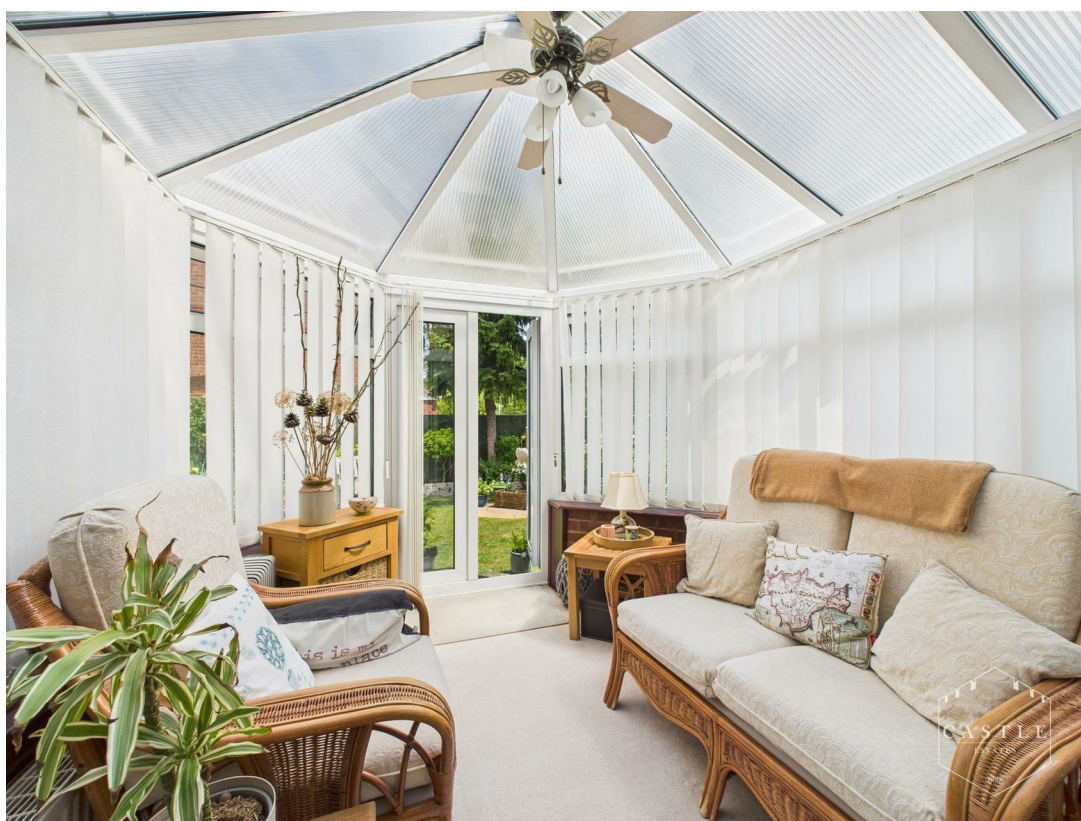




SUN ROOM

9'2" x 8'8" (2.81m x 2.66m)

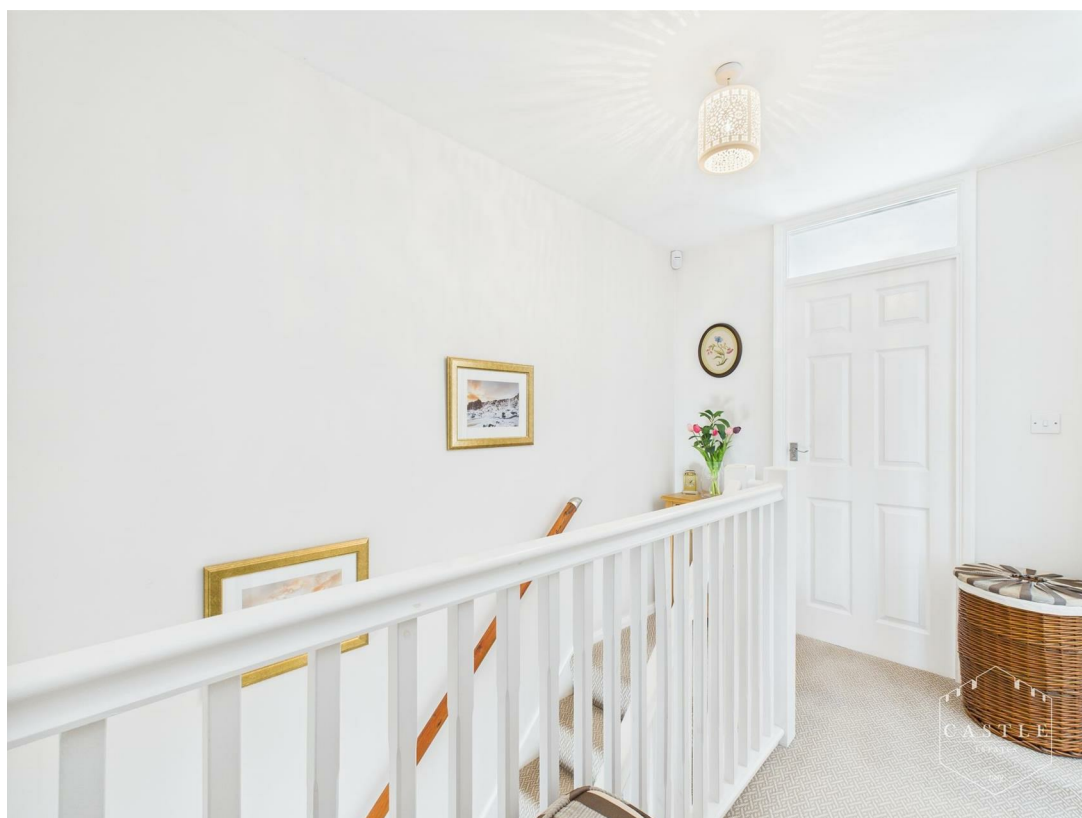
having central heating radiator, brick base, polycarbonate roof, ceiling fan with light, upvc double glazed windows and French doors opening onto the rear garden.



FIRST FLOOR LANDING

10'8" x 6'3" (3.27m x 1.93m)

having spindle balustrading, access to the roof space and built in airing cupboard.



BEDROOM ONE

12'3" x 9'6" (3.74m x 2.92m)

having central heating radiator, coved ceiling and upvc double glazed window to front.



BEDROOM TWO

10'0" x 8'9" (3.06m x 2.68m)

having built in wardrobes and drawers, central heating radiator, coved ceiling and upvc double glazed window to rear.



BEDROOM THREE

7'5" x 6'10" (2.28m x 2.10m)

having central heating radiator, dado rail, coved ceiling and upvc double glazed window to front.



having panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin, fully tiled walls, central heating radiator and upvc double glazed window with obscure glass.

OUTSIDE

There is rear vehicular access to parking and GARAGE (Blue up and over door). Well tended gardens front and rear with lawn, mature trees, flower borders and shrubs, slabbed patio area, garden shed. Generally private to the rear.




OUTSIDE - GARAGE


Blue up and over door.



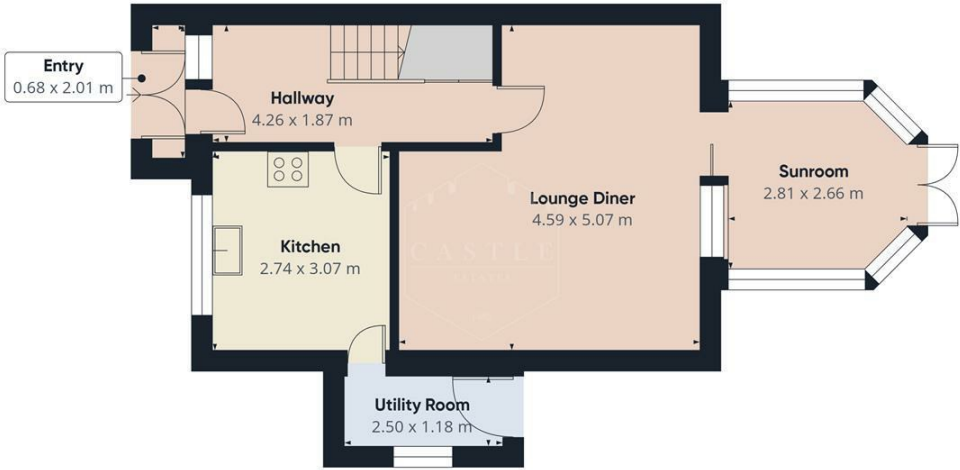
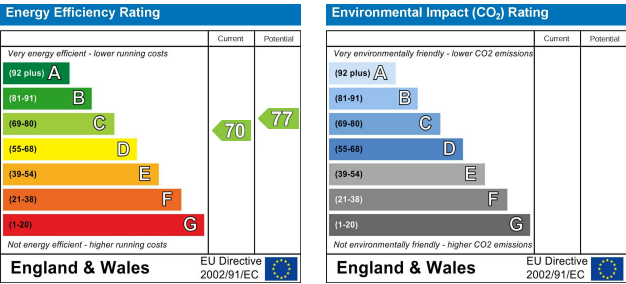
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC 	

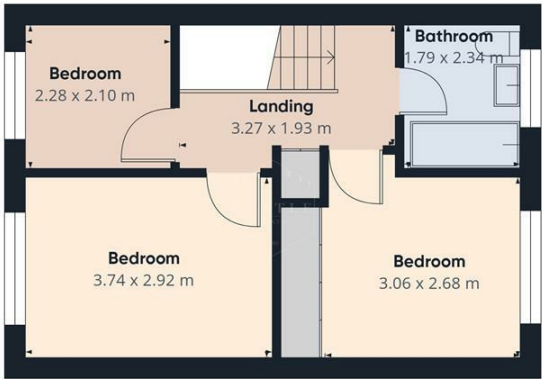
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾
83.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
