



51b Main Street, Broughton Astley  
Leicester

£100,000



## 51b Main Street

Broughton Astley, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS FIRST FLOOR MAISONETTE
- LOUNGE/DINING ROOM & KITCHEN WITH WALK IN UTILITY AREA
- TWO DOUBLE BEDROOMS & SHOWER ROOM
- GAS HEATING & DOUBLE GLAZING
- WALKING DISTANCE LOCAL SHOPPING FACILITIES
- POPULAR LARGE VILLAGE LOCATION
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- NO ONWARD CHAIN



#### **DETAILED ACCOMMODATION**

Double glazed door leading to;

#### **ENTRANCE HALL**

Stairs leading to accommodation.

#### **HALLWAY**

Walk in storage cupboard

#### **LOUNGE**

14' 8" x 13' 6" (4.48m x 4.11m)

Display fire surround and matching chimney breast, radiator, TV point, UPVC sealed double glazed door leading to balcony area.

#### **KITCHEN**

9' 2" x 9' 0" (2.80m x 2.75m)

Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in matching hood, breakfast bar, tiled splash backs, radiato, UPVC sealed double glazed window, walk in utility cupboard with work surface and plumbing for washing machine, fitted cupboard.

#### **UTILITY ROOM**

3' 7" x 2' 0" (1.09m x 0.61m)

#### **BEDROOM 1**

12' 1" x 15' 6" (3.68m x 4.72m)

Radiator, UPVC sealed double glazed window, fitted wardobes.

#### **BEDROOM 2**

3' 0" x 12' 0" (0.91m x 3.67m)

Radiator, UPVC sealed double glazed window, fitted wardobes.

#### **SHOWER ROOM**

7' 10" x 7' 9" (2.39m x 2.37m)

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, airing cupboards, radiator.





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**GARDEN**

none



## Ground Floor





## Moore & York

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[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

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