

The Pastures, Broughton Astley

£225,000 Freehold

Well presented 2 bed semi in a popular area with good transport links, conservatory, modern kitchen, parking, garage, gardens, gas central heating, and double glazing. Ideal for buyers or investors.

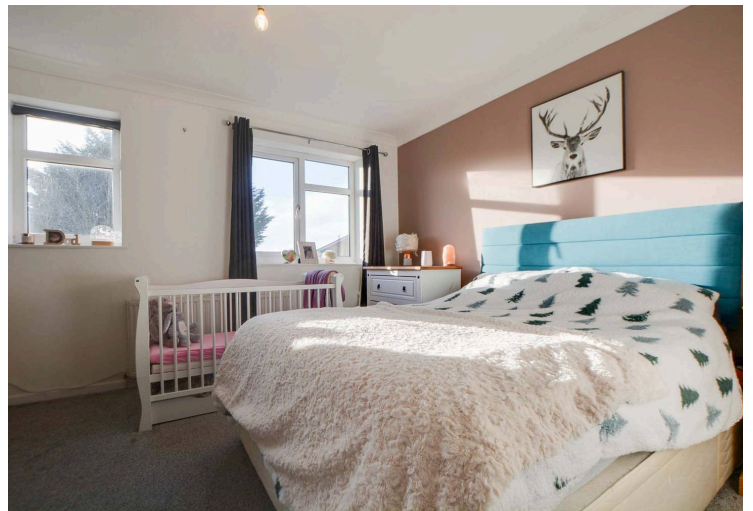
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Lobby

Entered via a double glazed front door, this useful lobby leads to a second internal door that takes you through to the hall.

Hallway

A welcoming hallway with wood-effect flooring and ceiling spotlights. Stairs rise to the first floor landing, and there is a radiator for added comfort.

Fitted Kitchen

10' 0" x 6' 7" (3.05m x 2.01m)

A bright kitchen with natural light from the double glazed window to the front. It offers a selection of well-maintained wall and base units with granite-effect laminated work surfaces and a stainless steel sink with mixer tap. Tiled splashbacks frame the cooking area, which includes an integrated four-ring ceramic hob, oven and extractor hood. Integrated fridge and freezer, along with plumbing for a washing machine, complete the space.



Lounge

14' 2" x 12' 11" (4.32m x 3.94m)

A comfortable living room with wood-effect flooring and ceiling spotlights. It includes a television point, radiator, and double glazed patio doors that open directly into the conservatory, allowing good natural light and a pleasant flow through the home.

Conservatory

10' 8" x 9' 3" (3.26m x 2.83m)

This conservatory offers an additional living area with a glazed roof and double glazed windows to the rear and side elevations. Double glazed French doors open out to the rear garden. The space also features power points and an electric wall heater.

First Floor Landing

The landing provides access to the principal bedroom and the rest of the first-floor accommodation.

Bedroom One

12' 11" x 11' 2" (3.93m x 3.40m)

A well-proportioned room with two double glazed windows to the front elevation, bringing in plenty of natural light. The room also includes a television point and a radiator.

Bedroom Two

13' 5" x 6' 5" (4.08m x 1.96m)

A second bedroom with a double glazed window overlooking the rear elevation and a radiator.

Bathroom

6' 1" x 5' 10" (1.86m x 1.78m)

A well-presented bathroom benefiting from natural light via a double glazed window to the front. It includes a bath with shower over and shower screen, low-level WC, and a wash hand basin with under-basin storage. Additional wall-mounted cupboard storage is also fitted. Features include marble-effect laminated splashbacks, ceiling spotlights and an extraction fan.

Gardens

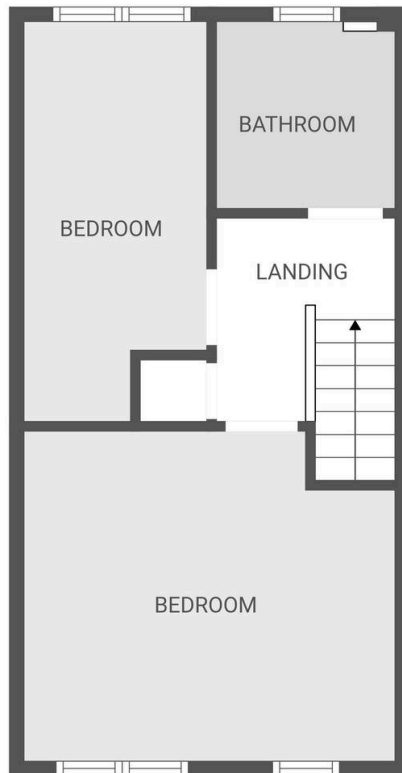
Front: Mainly a gravelled garden with pathway providing access to the front door Rear: Gravelled garden with a raised decked patio seating area, flower beds, and fenced borders.

Parking

Off Road parking leading to a garage



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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