



9 Meadow View,  
Botcheston,  
Leics, LE9 9QA



£175,000

### GENERAL

Beautifully presented bungalow on an exclusive over 55's development. The accommodation briefly comprises: entrance hall, lounge/diner, conservatory, kitchen, double master bedroom and additional single bedroom, good-sized shower room. Outside, paved off road parking to the front, pretty courtyard to the rear and communal gardens. There is a garage nearby offering additional off road parking. This would make an ideal investment opportunity



### ENTRANCE HALL

Wood effect flooring, coving to ceiling, loft access hatch to boarded loft with shelving. Electric radiator.

### LOUNGE/DINING ROOM

15'5 x 12'7

A lovely room with sliding patio doors to the conservatory. Coving to ceiling, electric radiator.

### CONSERVATORY

12'4" x 6'4"

A brick base conservatory with views over the gardens and door to the patio.

### KITCHEN

10' x 10'3

Fitted with a good range of wall and base units, laminate worksurface inset with sink unit with mixer tap, 'Belling' range style cooker with extractor hood over, tiled splashbacks, space for a fridge/freezer, chrome style ladder towel radiator and door to rear courtyard garden.

### BEDROOM ONE

11'1 x 11'7

Range of fitted wardrobes, coving to ceiling, electric radiator, bow window to front.

### BEDROOM TWO

10'4 a 6'5 max (inc wardrobe)

Coving to ceiling, electric radiator, window to front.

### SHOWER ROOM

10'3 x 7'4 max inc utility cupboard

Suite comprising double shower cubicle with multi functional shower unit, wall mounted bidet and

W.C., circular wash hand on vanity unit, granite style surfaces, extractor fan, part-panelled walls, electric radiator and window to side.

UTILITY CUPBOARD a useful space with space and plumbing for an automatic washing machine with shelves above.

### OUTSIDE

Block paved off road parking to the front with pretty flower border. Paved side access leads to the rear of the property and to communal gardens.

To the rear of the property, there is a pretty courtyard garden with well-stocked borders and views over the communal gardens beyond.

There is a garage nearby with up and over door and offering an additional off-road parking space.

### PLEASE NOTE

The property benefits from privately owned Solar Panels.

There is an annual service charge payable of £229.92 for maintaining the communal areas, as at 5 April 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Ground Floor



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