

49 Old Mill Road, Broughton Astley, LE9 6PQ



Offers In The Region Of £475,000

A well presented four bedroom detached house which occupies a generous plot. Situated in the popular residential Old Mill Road location within close proximity of Broughton Astley's amenities including schooling, shops and leisure facilities. The accommodation has been well cared for by the current owners, and in brief comprises of entrance hallway, ground floor cloakroom, front lounge, breakfast kitchen, utility room, four generous bedrooms, en-suite to the master bedroom, and family bathroom. The property has gas central heating and UPVC double glazing. There is ample parking to front, double garage, and well maintained south facing mature garden to the rear with far reaching field views.

Service without compromise

Entrance Hall



Step into this spacious hall where you will find oak flooring, a UPVC double glazed door to the front, the stairs rise to the first floor accommodation and there is also a useful storage cupboard.

Cloakroom



UPVC double glazed window to the side. Low level WC and wash hand basin. Tiled splash back and radiator.

Breakfast Kitchen 11'5" x 9'3" (3.48 x 2.82)



UPVC double glazed window to the side and rear. Fitted kitchen with a range of wall and base units with integrated electric induction hob, electric double oven, integrated fridge. Breakfast bar seating, tiled flooring and radiator.

Utility Room 8'9" x 4'11" (2.69 x 1.52)



UPVC double glazed door to the side. Space for washing machine, fridge freezer and dishwasher.

Lounge 17'1" x 12'11" (5.23 x 3.94)



UPVC double glazed door and window to the rear. Feature fireplace with a log burning stove. Ceiling coving and radiator.

Dining Room 10'9" x 9'11" (3.29 x 3.04)



UPVC double glazed bay window to the front and radiator.

Landing



The galleried landing has a window to the front aspect, radiator and a loft hatch.

Master Bedroom 12'6" x 12'3" (3.83 x 3.75)



A double bedroom with a UPVC double glazed window to the rear, range of fitted wardrobes and radiator.

En- Suite 8'3" x 5'8" (2.54 x 1.74)



UPVC double glazed window to the rear and radiator. White suite comprising, double width shower with glass partition screen, vanity unit with low level WC, inset wash hand basin, part tiled walls and a heated towel rail.

Bedroom Two 13'11" x 8'11" (4.25 x 2.74)



A double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Three 10'9" x 10'0" (3.29 x 3.06)



A double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Four/ Study 14'4" x 9'0" (4.37 x 2.75)



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

Family Bathroom 8'11" x 6'7" (2.74 x 2.03)



UPVC double glazed window to the rear. White suite comprising, bath with shower over, vanity unit with low level WC, inset wash hand basin, part tiled walls and radiator.

Front Garden

The frontage is mainly laid to lawn and is framed with a mature hedge

Rear Garden



This beautiful south facing garden is well maintained with field views to the rear. Laid mainly to lawn with a patio and flower borders.

Rear Garden Picture Two



Rear of Property Picture





Outside & Parking

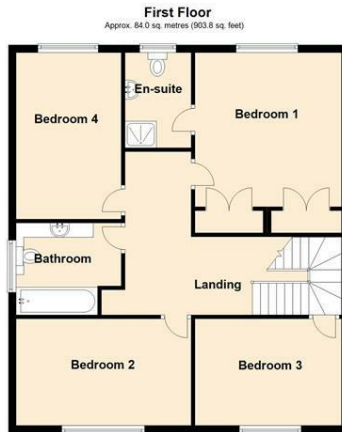


Block paved drive provides ample off road parking which leads to the double garage and gated access to the rear enclosed rear garden.

Double Garage 16' x 17' (4.88m x 5.18m)

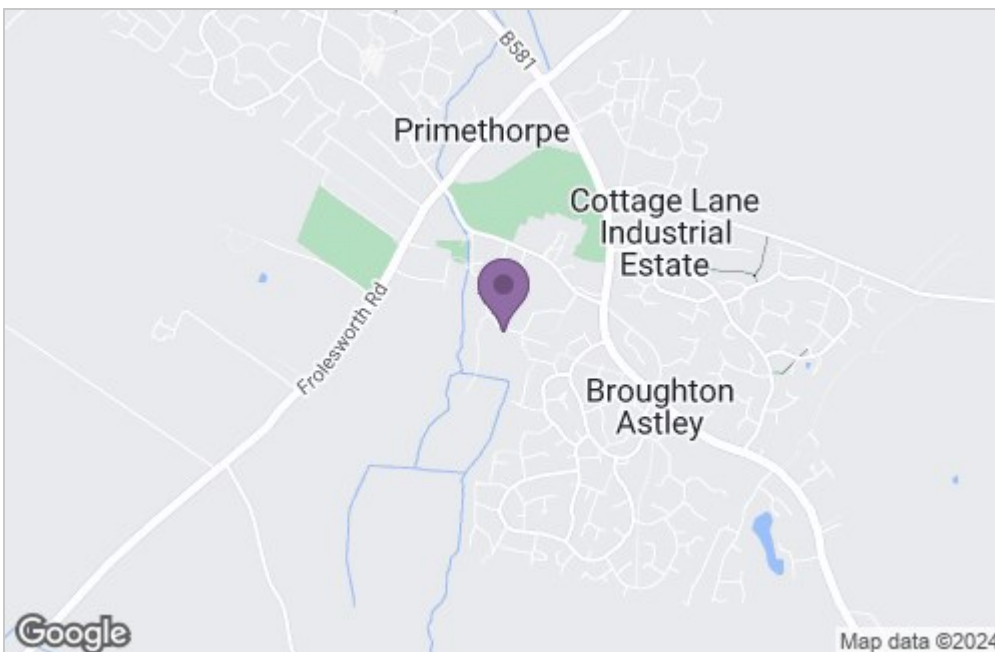
A double garage with a pitched roof, power & light, two up and over doors to the front and a personal door to the rear.

Floor Plan



Total area: approx. 164.9 sq. metres (1774.7 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

