

16 Falcon Close, Broughton Astley, LE9 6RT



£282,000

Situated in a quiet, established, part of this popular Leicestershire village of Broughton Astley, this beautifully presented three bedroom semi-detached family home is offered with no upward chain. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, fitted kitchen/diner, conservatory, covered drying/storage area, landing, three bedrooms and shower room. There are also easy maintained and private gardens, off road parking for several cars, and a single garage. Early viewing is advised to appreciate the quality and space this lovely home offers.

Service without compromise

Entrance Hall



Accessed via composite front door. Grey wood effect laminate flooring. Opaque double glazed window. Radiator. Door to:-

Lounge 17'0" x 11'11" (5.18m x 3.63m)



Double glazed bay window to the front elevation. Grey wood effect laminate flooring. Stairs rising to the first floor with under stairs storage space. Two radiators. Television point. Glazed door to:-

Lounge (Photo Two)



Kitchen Diner 17'0" x 10'4" (5.18m x 3.15m)



Range of modern white high gloss fronted base and wall units. Roll edge work surfaces. Fitted appliances to include: Oven and five ring gas hob under stainless steel extractor hood, slimline dishwasher, automatic washing machine and upright fridge/freezer. One and a half sink and drainer. Double glazed window to the rear aspect. Double glazed door to the covered storage/drying area and sliding double glazed patio doors to:-

Kitchen/Diner (Photo 2)



Dining Area



Conservatory 9'1" x 7'11" (2.77m x 2.41m)



Upvc double glazed conservatory with French doors opening out to the rear garden.

Landing



Access to loft space. Fitted linen cupboard. Opaque double glazed window. Doors to rooms.

Bedroom One 11'9" x 10'3" (3.58m x 3.12m)



A double bedroom with a double glazed window to the front elevation. Two wall lights. Built in wardrobes. Radiator.

Bedroom Two 9'0" x 9'3" (2.74m x 2.82m)



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

Bedroom Three 8'7" x 6'10" (2.62m x 2.08m)



A single bedroom with a double glazed window to the front elevation with fitted storage cupboards and a radiator.

Shower Room



Double shower cubicle with mains operated 'Rain' shower fitment. Wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Opaque double glazed window.

Garden



The rear garden has been designed for easy maintenance and is laid mainly to an AstroTurf lawn with a covered seating area and paved patio. There is a fitted water feature and the garden is enclosed by timber lap fencing.



Garden (Photo Two)



Covered Storage/Drying Area 25'6" x 7'9" (7.77m x 2.36m)



There is gated access through the storage/drying area to the rear garden.

Outside & Parking

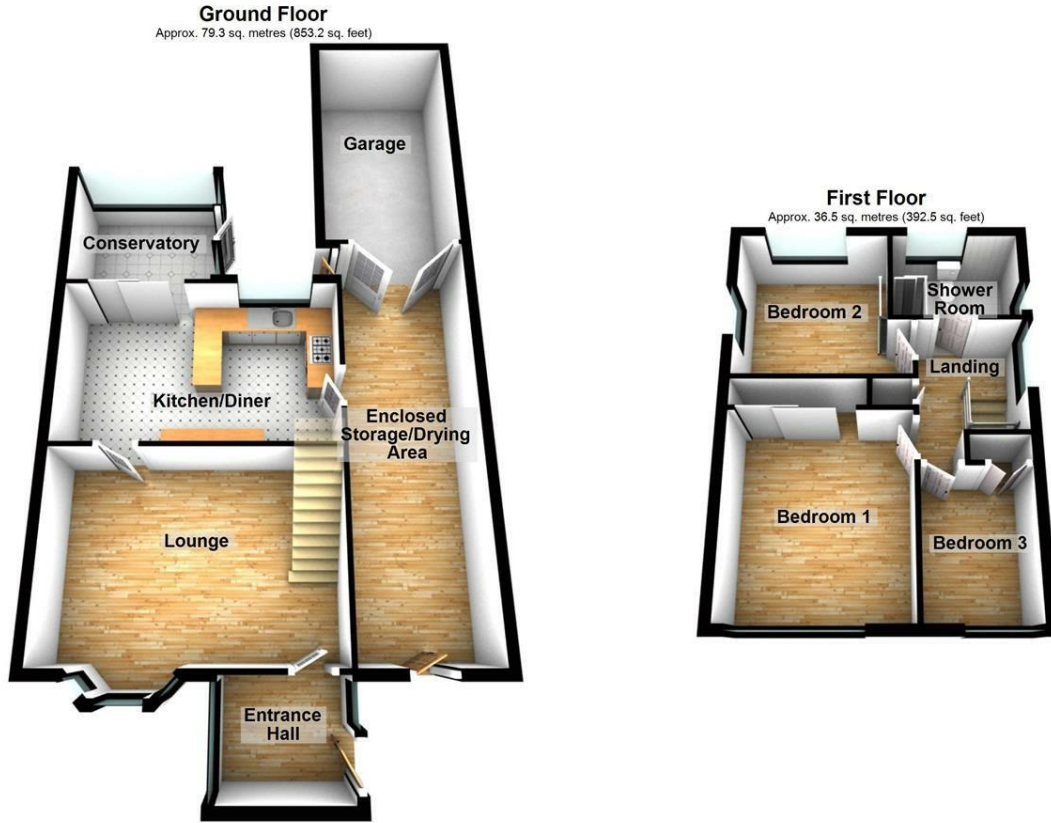


To the front of the property is a forecourt providing parking for several cars. Gated access from the front with access to the garage and further timber gate to the garden.

Garage 15'10" x 8'5" (4.83m x 2.57m)

The single garage is accessed via double doors and has power and lighting connected.

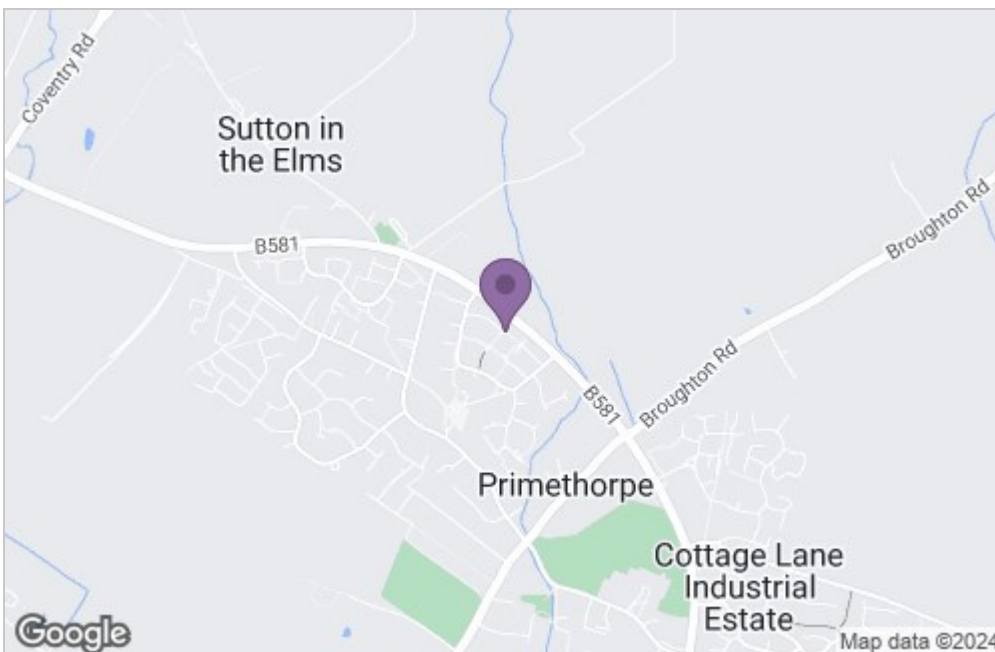
Floor Plan



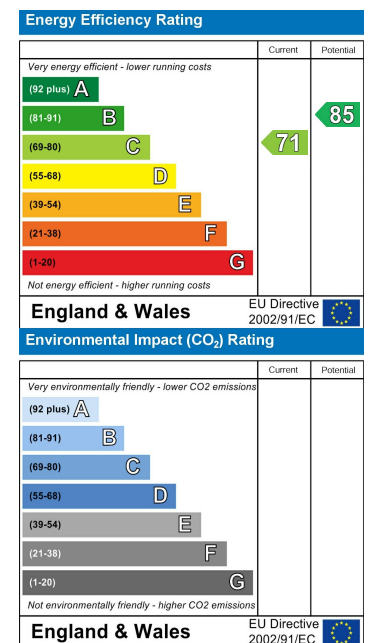
Total area: approx. 115.7 sq. metres (1245.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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