

## 73 Queen Elizabeth Crescent, Broughton Astley, LE9



### £1,495 Per Month

A well presented and spacious modern detached family home, well located towards the outskirts of this popular village.

The property is double glazed and gas centrally heated and the accommodation briefly comprises: Entrance hall, downstairs WC, lounge/diner, fitted kitchen/breakfast room with appliances, landing, three double bedrooms, en-suite shower room and family bathroom.

There is also parking for two cars a single garage and, larger than average, lawned and private rear garden.

The property is offered unfurnished and will be available early December.

## Entrance Hall



Accessed via composite front door. Opaque double-glazed picture window. Security alarm system. Wood laminate flooring. Stairs rise into the first floor. Doors to rooms.

## Downstairs WC



Wash hand basin. Low level WC. Radiator. Wood laminate flooring.

## Lounge/Diner 17'5" x 11'0" (5.31m x 3.35m)



Leaded double-glazed window to the front elevation. Radiator. Double-glazed French doors opening out to the rear garden. Telephone point. Television point.

## Kitchen/Breakfast Room 17'4" x 9'5" (5.28m x 2.87m)



With a range of cream coloured high gloss fronted base and wall mounted units. Laminated work surfaces with matching splash backs. Fitted appliances to include oven, four ring gas hob with stainless steel extractor hood, automatic dishwasher, fridge and freezer. Stainless steel one and half sink and drainer. Telephone point. Leaded double-glazed window to the front elevation. Double-glazed window to the rear elevation. Door to utility room.

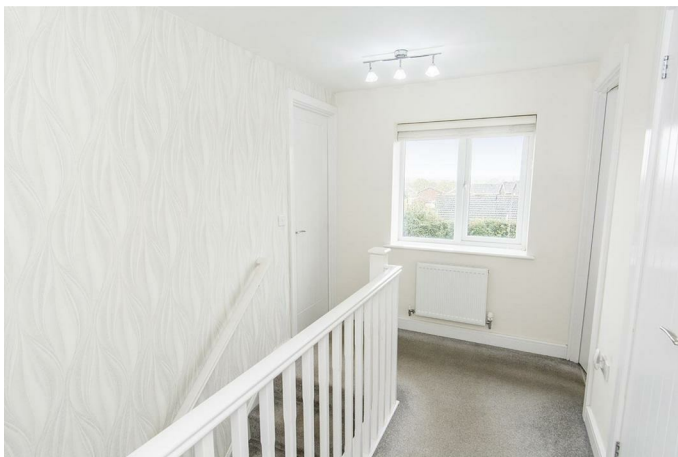


Utility Room 7'3" x 6'7" (2.21m x 2.01m)



Fitted base and wall units. Stainless steel single sink and drainer. Radiator. Wood laminate flooring. Space and plumbing for automatic washing machine. Wall mounted combination gas fired central heating boiler. Double-glazed door leading outside.

First Floor Landing



Timber balustrade. Radiator. Double-glazed windows with distant views to the rear aspect. Fitted linen cupboard. Doors to rooms.

Bedroom One 17'6" max x 11'0" max (5.33m max x 3.35m max)



Fitted mirrored wardrobes spanning one wall. Double-glazed windows to front elevation. Radiator. Door to en-suite shower room.

En-Suite Shower Room



Double shower cubicle with main shower fitting. Wash hand basin. Low level WC. Complimentary tiling. Heated towel rail. Wood laminate flooring. Opaque double-glazed window.

## Bedroom Two 10'1" x 9'7" (3.07m x 2.92m)



Leaded doubled-glazed window to front elevation. Fitted wardrobe. Radiator.

## Bedroom Three 9'7" x 7'1" (2.92m x 2.16m)



Double-glazed window to rear elevation. Television point. Radiator.

## Bathroom



Panelled bath with main shower fitment over. Wash hand basin. Low level WC. Complimentary tiling. Electric shaver point. Wood laminate flooring. Heated towel rail. Airing cupboard housing lag top water tank. Opaque double-glazed window.

## Outside



To the side of the property is a driveway providing parking for two cars and gated pedestrian side access to the rear garden.



## Rear Garden



The rear garden is larger than average and is laid mainly to lawn. Enclosed by timber lat fencing.

## Garage

Single brick constructed single garage with up and over door power and lighting.

## Additional Information

Council tax band D

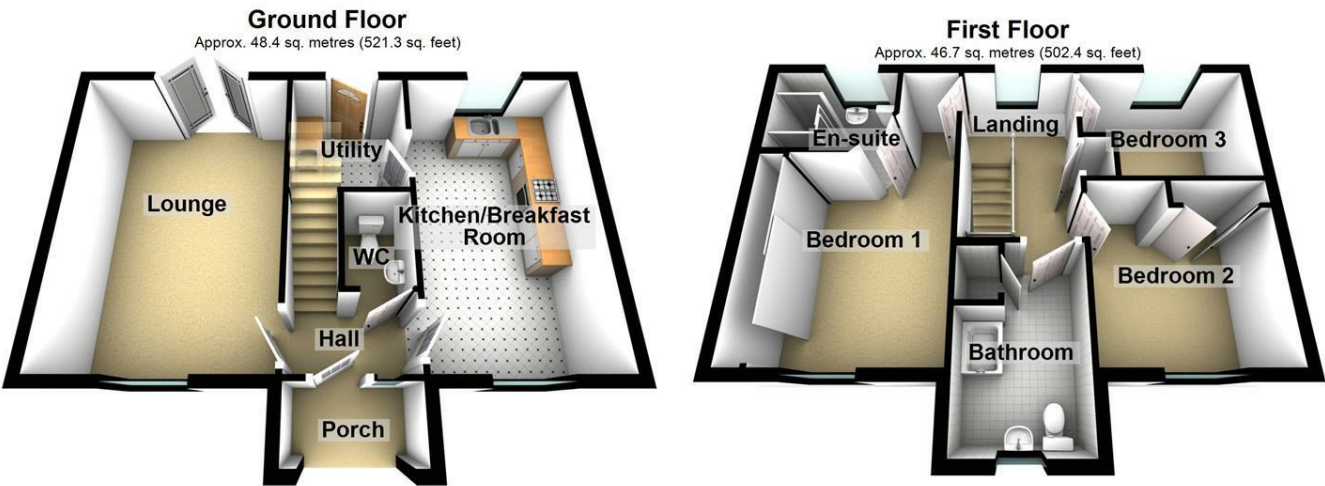
Holding deposit based on rent of £1,495 per calendar month of £345

Damage deposit based on rent of £1,495 per calendar month of £1725

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term



Floor Plan



Total area: approx. 95.1 sq. metres (1023.7 sq. feet)

Area Map



Energy Efficiency Graph

