

## 35 Geveze Way, Broughton Astley, LE9 6HJ



**£245,000**

Situated on Geveze Way in Broughton Astley, this delightful semi-detached house offers a perfect blend of comfort and potential. As you step into the property, you are greeted by an inviting entrance hall leading to a breakfast kitchen, ideal for enjoying your morning cuppa. The lounge, with its doors opening into the private mature garden, provides a seamless indoor-outdoor living experience, perfect for entertaining guests or simply relaxing in the fresh air. Upstairs, you'll find two spacious double bedrooms, a single bedroom, and a family bathroom, offering ample space for a growing family or visiting guests. The driveway ensures that parking is never a hassle, providing convenience for you and your visitors. One of the most exciting features of this property is the scope to extend to the side, offering endless possibilities to tailor the space to your needs, subject to planning permission. Whether you dream of a larger kitchen, an additional bedroom, or a home office, this property provides a canvas for you to create the home of your dreams. Don't miss out on the opportunity to make this house your home and unlock its full potential. Book a viewing today and envision the endless possibilities that this property on Geveze Way has to offer.

*Service without compromise*



Entrance Hall



Enter via composite door into the hall where you will find ceramic floor tiles, a radiator and the stairs with new carpets rise to the first floor accommodation.

Lounge Diner 14'8" x 11'4" (4.47m x 3.45m)



The lounge diner has laminate flooring, a radiator and a set of patio doors open into the garden.

Lounge Diner Photo Two



Breakfast Kitchen 13' x 8'5" (3.96m x 2.57m)



Fitted with a range of modern cabinets with complimenting surfaces. Stainless steel sink unit. Built under oven with gas hob and extractor canopy. Space for a fridge freezer, washing machine, dishwasher and tumble dryer. There is a window to the front aspect, ceramic floor tiles and a door gives access to the outside of the property.

## First Floor landing



Communicating doors to the bedroom and the bathroom. New carpets .

## Bedroom One 14'10" x 8'4" (4.52m x 2.54m)



A double bedroom with a window overlooking the garden. Laminate flooring and a radiator.

## Bedroom Two 9'8" x 8'4" (2.95m x 2.54m)



A double bedroom with a window to the front. Laminate flooring and a radiator.

## Bedroom Three 8'1" x 6' (2.46m x 1.83m)



A single bedroom with a window overlooking the garden and a radiator. New carpet.



## Family Bathroom 6'10" x 6' (2.08m x 1.83m)



Fitted with a low level WC, pedestal wash hand basin and a bath with an electric Mira shower over. Ceramic floor and wall tiles. Opaque window to the front aspect.

## Garden



The sizable rear garden is mainly laid to lawn with a paved patio seating area, mature tree, garden shed and a gravelled area towards the bottom of the garden.

## Garden Photo Two



## Outside & Parking

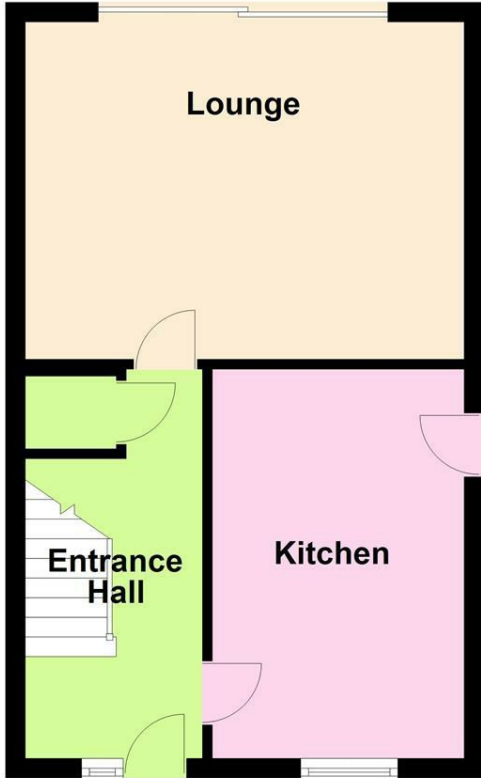


To the front you will find a lawned front garden and a drive that provides ample off road parking. A set of double timber gates open to the side of the property where further parking can be found.

## Floor Plan

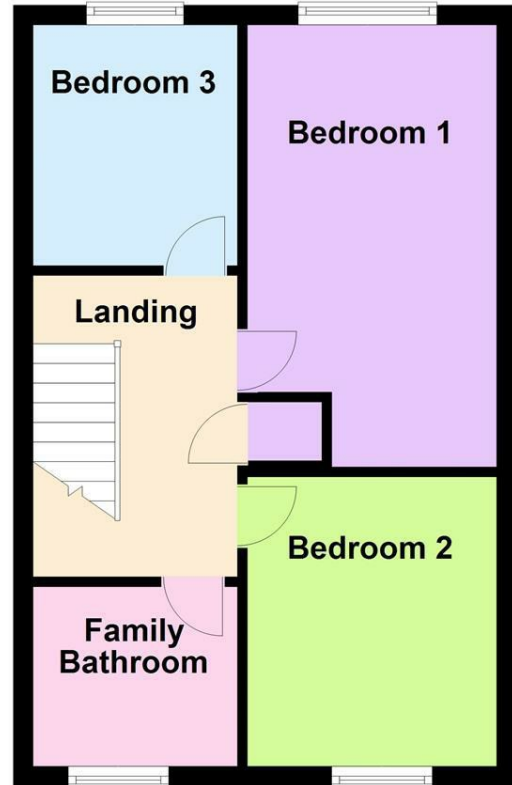
### Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)

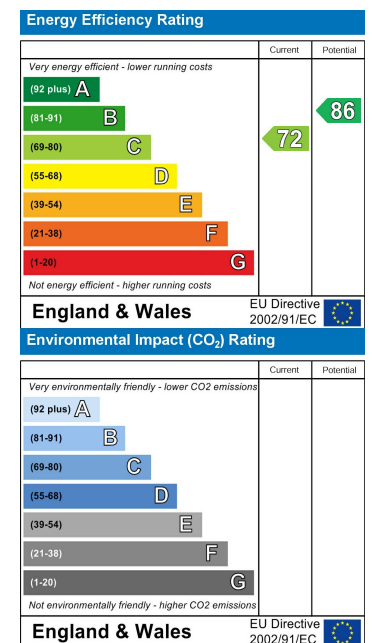


Total area: approx. 68.7 sq. metres (739.5 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*