



28 Broombriggs Road
Bradgate Heights, LE3 9QN

£475,000



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Bradgate Heights, Leicester, LE3

A particularly spacious and well maintained modern 4 bedroom, 2 bathroom detached family home built 2005 and situated close to Glenfield Hospital, routes to city and motorways. The property benefits from full gas central heating (boiler 2018), UPVC double glazing, maintained to a good standard and offered for sale with good quality fixtures, fittings and floor coverings. The accommodation comprises of entrance hall, cloaks/wc, 18' lounge, separate dining room, fitted kitchen with oven/hob, utility room. Upstairs, landing, 4 good sized bedrooms, en-suite shower room and family bathroom. Corner plot gardens, driveway & garage. Freehold. Council Tax Band E.

Entrance Hall

Double glazed composite entrance door, fitted carpet, stairs to first floor, radiator, cloaks cupboard.

Cloaks/wc

Wash hand basin, wc, radiator, extractor fan, fitted carpet.

Lounge

17'10" x 12'11" (5.45 x 3.95)

UPVC double glazed window, two radiators, fitted carpet, gas fire set in fireplace, coving to ceiling

Dining Room

14'9" x 8'3" (4.52 x 2.54)

UPVC double glazed French doors to rear, fitted carpet, radiator.

Breakfast Kitchen

10'10" x 10'6" (3.31 x 3.22)

UPVC double glazed window, tiled flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric double oven, gas hob with extractor hood. Provision for dishwasher.

Utility Room

8'11" x 5'0" (2.73 x 1.54)

UPVC double glazed door, tiled flooring, radiator, work surfaces, provision for washing machine, wall mounted boiler.

First Floor Landing

UPVC double glazed window, fitted carpet, radiator, access to loft, airing cupboard housing cylinder.

En-suite Shower Room

6'5" x 6'4" (1.98 x 1.94)

UPVC double glazed opaque window, radiator, fitted carpet, shower cubicle with mains shower, pedestal wash hand basin, wc.

Bedroom Two

11'10" x 10'4" (3.61 x 3.16)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

11'10" x 10'4" (3.61 x 3.16)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Four

11'4" x 11'1" (3.47 x 3.38)

UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

8'0" x 7'9" (2.46 x 2.38)

UPVC double glazed opaque window, radiator, fitted carpet, mainly tiled walls, extractor fan, panelled bath, pedestal wash hand basin, wc.

Outside

The front of the property has a decorative stone area, tarmac driveway for 2 cars leading to single integral garage (17'3 x 8'11) with electric roller shutter door, light & power.

The rear garden has lawn, patio, raised deck area, fully fenced and walled boundaries, gated side access.

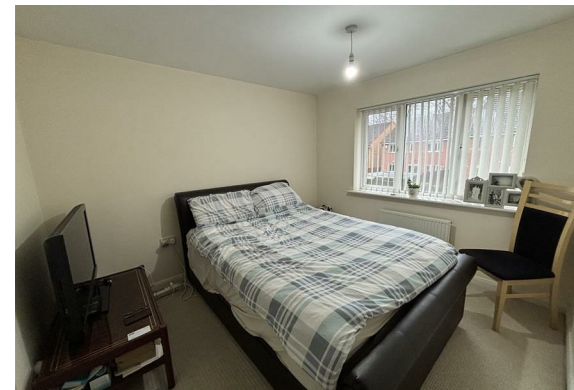
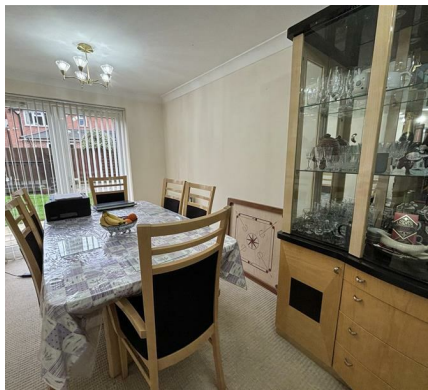
Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

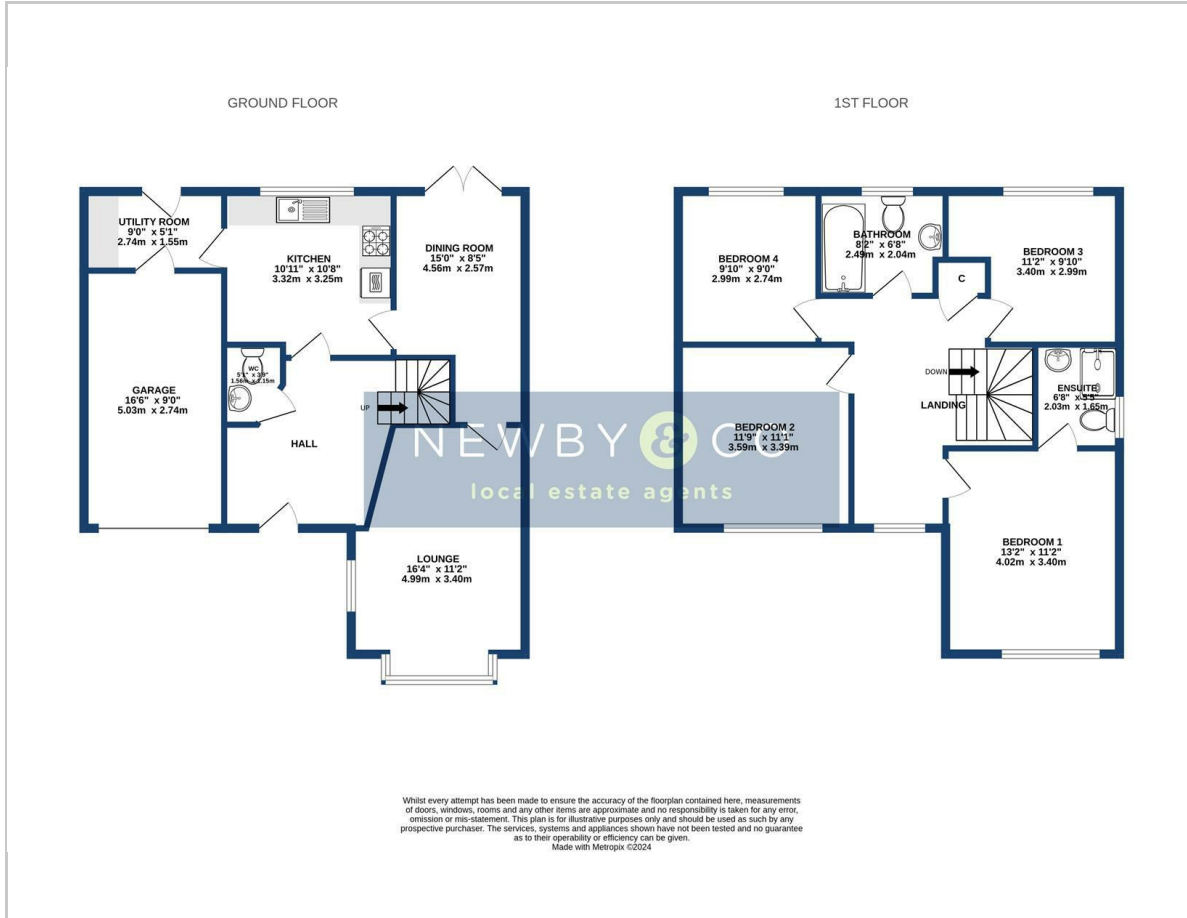
It has a Council Tax Band of E which means a charge of £2801.96 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

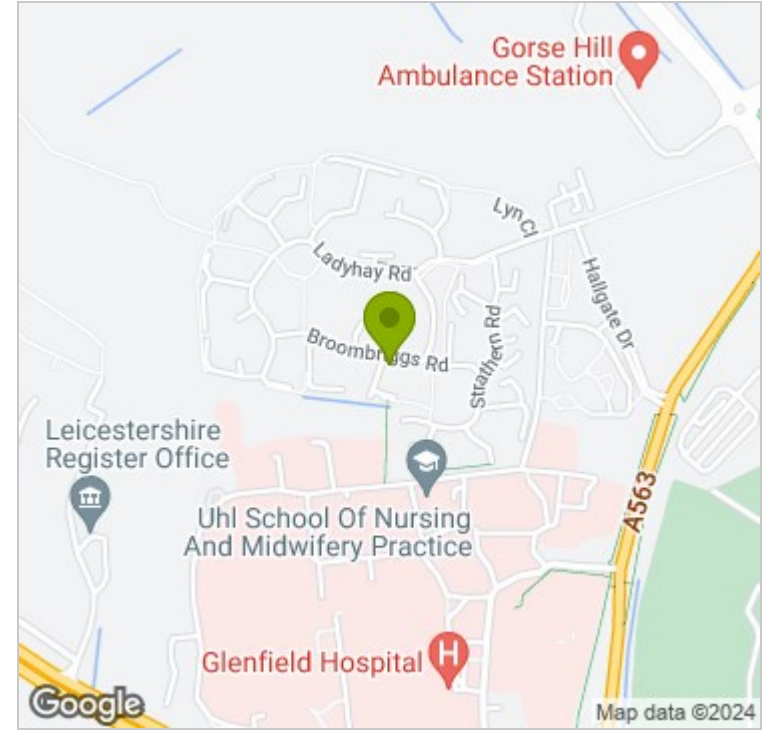


Viewing

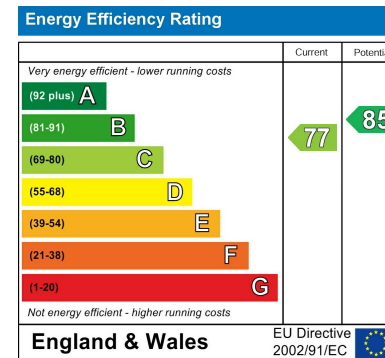
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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