



## 11 Aland Gardens

Broughton Astley, Leicester, LE9 6NE

**Guide price £335,000**

# LARGE BREAKFAST KITCHEN EXTENSION



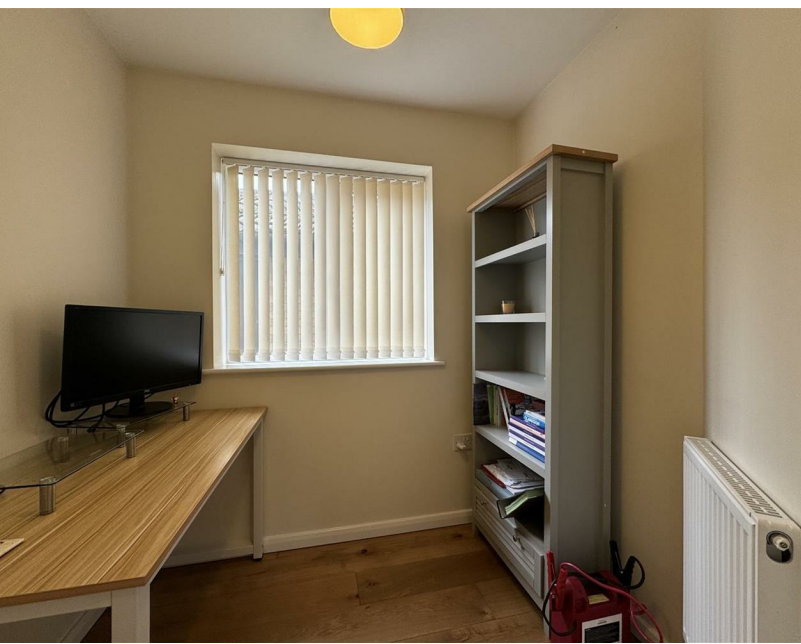
## Description

Are you looking for a large 3 Bedroom home, but need the space downstairs of a 4 Bedroom Home, then look no further. This EXTENDED DETACHED home with 4 RECEPTION AREAS is READY TO MOVE into with NO ONWARD CHAIN. The current owners have really looked after it and it is in IMMACULATE CONDITION. The LARGE DRIVEWAY gives you the POTENTIAL to create a DOUBLE GARAGE if needed with space on the DRIVEWAY for at least 3 cars SIDE BY SIDE. Tucked away nicely in this QUIET CUL-DE-SAC the house provides FLEXIBLE ACCOMMODATION for those needing to WORK FROM HOME or have EXTENDED FAMILY needing to stay. There is a LARGE PRINCIPAL BEDROOM with two further bedrooms and a LARGE FAMILY BATHROOM. The garden has been well maintained with mature shrubs and borders. VIEWING DAY BOOKED FOR SATURDAY 4TH MAY. To BOOK YOUR VIEWING, contact us at [www.carteroliver.co.uk](http://www.carteroliver.co.uk).

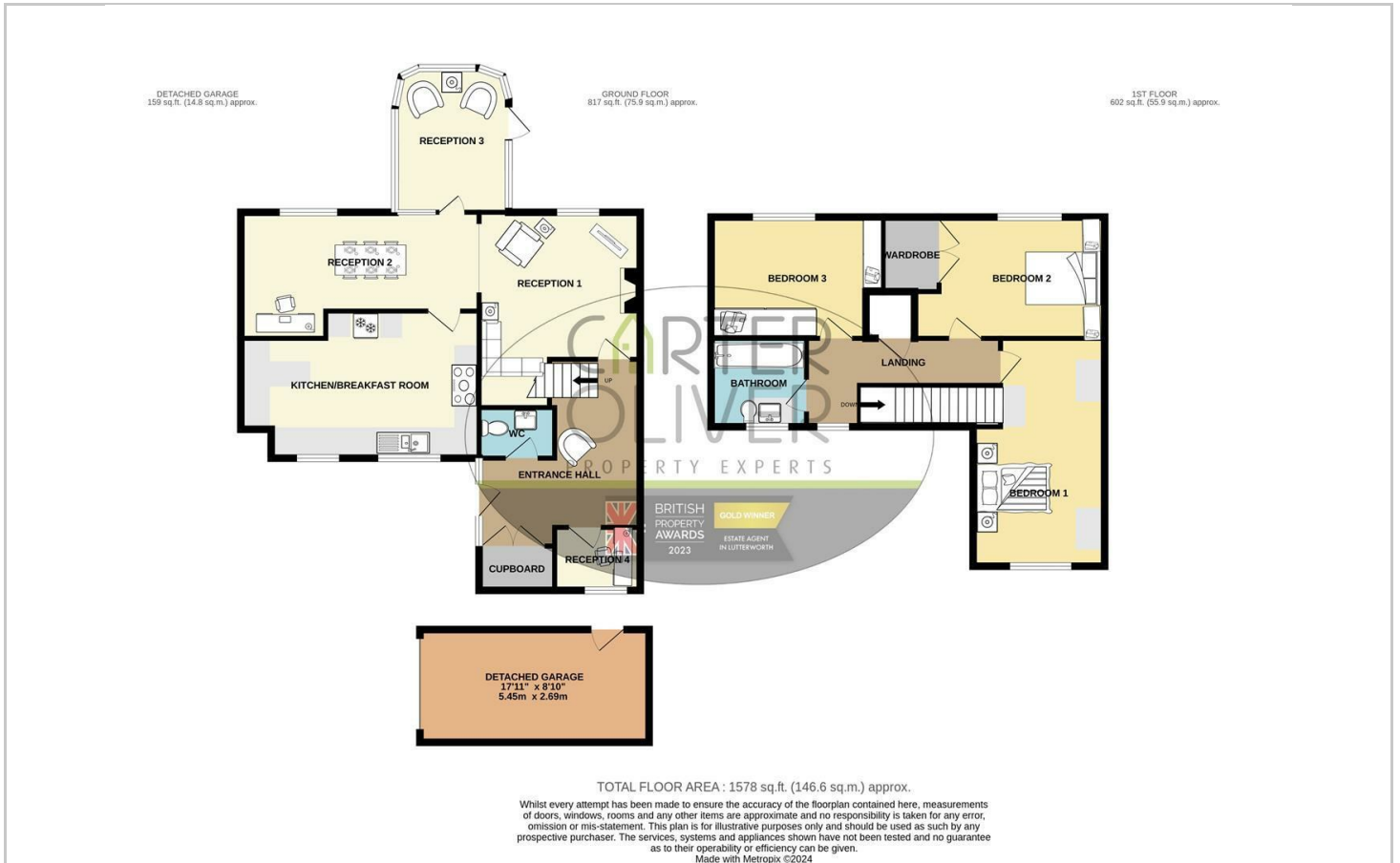
- EXTENDED 3 BEDROOM DETACHED - NO ONWARD CHAIN
- 3 CAR SIDE BY SIDE DRIVEWAY
- LOUNGE / DINING SPACE / HOME OFFICE & CONSERVATORY
- 3 GOOD BEDROOMS
- EPC - C / COUNCIL TAX BAND - D
- SINGLE DETACHED GARAGE WITH ROOM TO EXTENDED
- 4 RECEPTION AREAS
- EXTENDED BREAKFAST KITCHEN WITH RANGE COOKER
- LOVELY REAR GARDEN
- FREEHOLD - NO ESTATE CHARGES



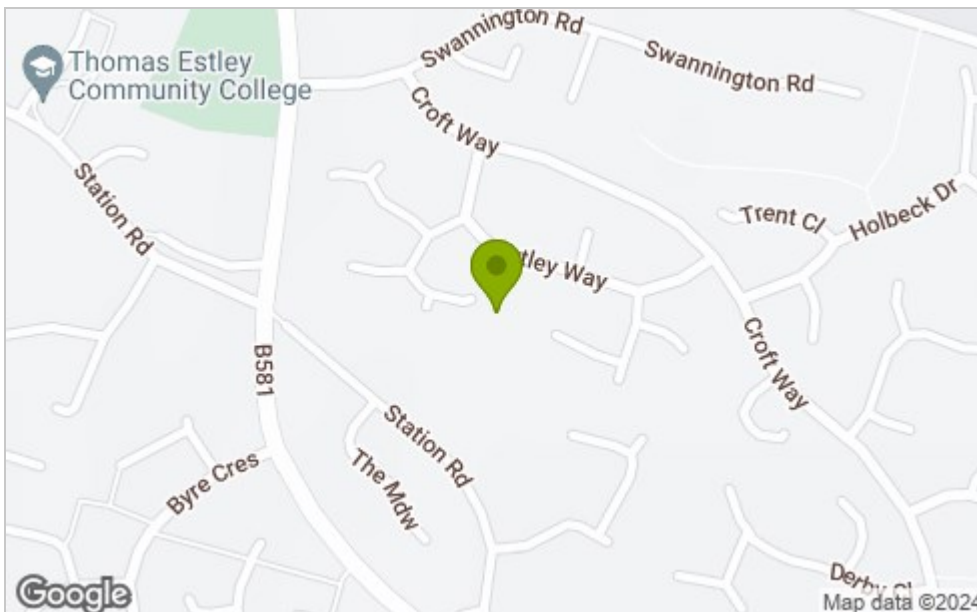
# 4 RECEPTION AREAS - 3 GOOD BEDROOMS - FAMILY BATHROOM - LARGE LANDSCAPED PRIVATE REAR GARDEN



## Floor Plan



## Area Map



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

