

Room Sizes

Entrance Vestibule

Living Room

15'9" x 11'8"

Dining Kitchen

11'8" x 11'4"

First Floor Landing

Bedroom One

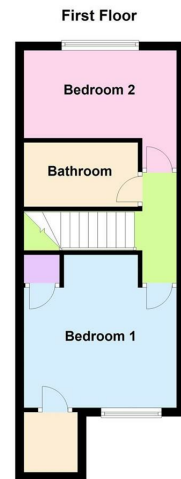
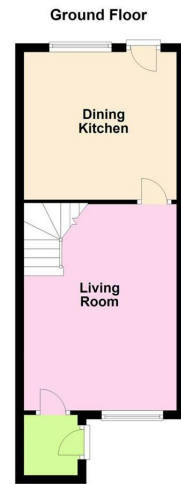
12'5" x 11'8" max

Bedroom Two

11'8" x 6'3"

Bathroom

8'9" x 4'11"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Uppingham Drive, Broughton Astley, Leicester LE9 6SG

Offers Over £200,000

The Story Begins

- Well Presented End Town Home
- Perfect First Time Home Or Investment Property
- Cosy & Inviting Living Room
- Fitted Kitchen & Separate Dining Area
- Two Well Proportioned Bedroom & Bathroom
- Enclosed Rear Garden
- Single Gargage
- Offered For Sale With No Upward Chain
- Viewing Highly Recommended
- EPC Rating - C, Council Tax Band - A & Freehold

Location Is Everything

Broughton Astley boasts three reputable Primary Schools and the highly regarded secondary school Thomas Estley Community College. There is a local bus service which runs throughout the village going into the nearby towns Blaby and Lutterworth. With great links to both motorways and the city centre Broughton Astley has a delightful village centre with a collection of shops, a library, garage, cafe and a health centre just to name a few. A truly lovely place to live



Inside Story

This wonderful end town home is presented in immaculate condition and is offered for sale with no upward chain. Having been maintained and improved by the current owner it really is a perfect first home or investment buy and demands an internal viewing. Your journey begins through the front door into the entrance vestibule with ample space for placing shoes and hanging coats. The living room is cosy and inviting with wood effect flooring and a window to the front aspect allowing natural sunlight to flood through. Entertain with ease in the dining kitchen with room for a table and chairs and a door leading out to the rear garden. The kitchen its self is fitted with a range of wall and base units, contrasting work surface and steel sink drainer. There is space for a fridge freezer, an integrated electric over and hob with extractor hood over, plumbing for a washing machine and dishwasher. Travelling up to the first floor you will find two well proportioned bedrooms with the master bedroom benefitting from two cupboards. Over in the bathroom is a modern white suite comprising of a pedestal wash hand basin, low level wc, a bath with overhead shower and glass surround, a heated towel rail and complimentary wall tiling. A side access gate leads you through to the garden. Designed for low maintenance there is a patio area for outside dining and laid lawn. This home has a single garage with up and over door and street parking to the front.

