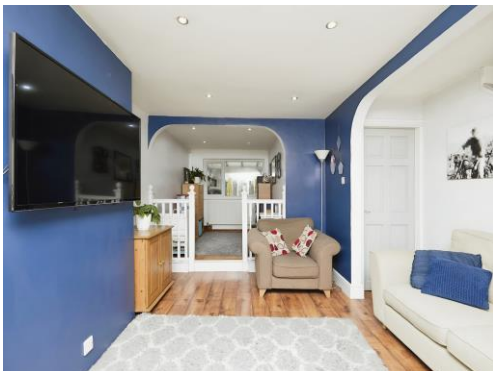




Hastings Close
Breedon-On-The-Hill Derby



Property Description

This well presented three bedroom semi detached corner plot home situates in the desirable location of Breedon on the Hill in North West Leicestershire. Briefly comprising:- entrance porch, lounge to open plan dining room, galley kitchen and conservatory. To the first floor are three good size bedrooms and family bathroom. To the rear is a good size wrap round garden to the side and detached double garage.

Entrance Porch

Having a front UPVC double glazed entrance door with double panel opaque inset glazing and laminate flooring. Door leading to:

Lounge/diner

15' 6" max x 22' 9" max (4.72m max x 6.93m max)

Window to the front elevation allowing ample lighting, radiator and step giving access to the open plan dining area with window into the conservatory.

Conservatory

13' 9" x 9' 6" (4.19m x 2.90m)

Built of combination of UPVC and brick structure with fitted electrics, laminate flooring and patio doors leading to the rear elevation.

Kitchen

8' x 11' 5" (2.44m x 3.48m)

This galley kitchen comprises of:- fitted matching wall and base units, integrated

induction hob and electric oven, extractor fan over, space for under counter washing machine, stainless steel sink and drainer. Tiled flooring and window to the side elevation.

Landing

Main Bedroom

8' 6" x 13' 7" (2.59m x 4.14m)

Window to the front elevation, built in triple front wardrobes and radiator.

Bedroom

8' 9" x 8' 6" (2.67m x 2.59m)

Window to the rear elevation and radiator.

Bedroom

8' 4" x 6' 6" (2.54m x 1.98m)

Window to the front elevation and radiator.

Bathroom

Three piece white suite comprising panelled bath with shower over and a glazed shower screen, vanity wash hand basin and low level WC. UPVC double glazed opaque window to the rear elevation, full height ceramic tiled walls and extractor fan.

Outside

The property situates on a corner plot within the cul de sac. Benefiting from a double detached garage and ample parking to the

front elevation. There is a low maintenance fore garden to and side gate giving access to the wrap round garden with graveled are, laid lawn and decking area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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