



## 18 Hastings Close

, Breedon-On-The-Hill, DE73 8BN

Offers In Excess Of £270,000





# 18 Hastings Close

, Breedon-On-The-Hill, DE73 8BN

Offers In Excess Of £270,000



## Location and Village

A well presented, extended three bedroom semi detached home in highly desirable residential location with off road parking and good sized rear garden backing directly onto open field. The property briefly comprises of double glazing throughout, entrance hall, lounge/diner, extended dining kitchen & utility area. To the first floor are three bedrooms and bathroom. Outside the property has a delightful view over Breedon church to the front and is set well back from the road with front lawned garden, concrete driveway providing off road parking and a good sized lawned rear garden with views over the field to the rear.

Breedon on the Hill is a village 5 miles north of Ashby-de-la-Zouch in North West Leicestershire, England. The parish adjoins the Derbyshire county boundary and the village is only about 2 miles south of the Derbyshire town of Melbourne.

## Accommodation

### Entrance Porch

With UPVC double glazed entrance door leading to hallway, central heating radiator and panelled door giving access to:

### Open plan Lounge

12'11" x 12'0" (3.96m x 3.66m)

With uPVC double glazed window to the front with superb views over Breedon Church which is elevated at the front and over the front garden. Central heating radiator, feature fireplace incorporating an open fire, feature fireplace with raised hearth and mantel shelf over. The dining area has double glazed sliding patio doors giving access

to the dining kitchen and stairs leading to the first floor.

### Kitchen/Diner

12'11" x 8'0" (3.96m x 2.44m)

With uPVC double glazed window, roof light window and double opening French doors overlooking the rear garden, There is a range of matching base and wall units with roll edge laminated work surfaces over, single drainer one and a quarter stainless steel sink unit with chrome mixer tap, integrated electric fan assisted oven, electric ceramic hob, extractor hood with inset light, Integrated dishwasher, space for fridge freezer, inset spotlights to the ceiling, central heating radiator, uPVC double glazed door to side elevation and storage cupboard.

### First Floor

#### Landing

With uPVC double glazed opaque window to the side elevation. loft access, radiator and airing cupboard with hot water cylinder and slatted shelving for ease of storage.

#### Bedroom One

11'6" x 8'11" (3.53 x 2.72)

With uPVC double glazed window to the front elevation giving super aspect over Breedon Church.

#### Bedroom Two

8'7" x 8'11" (2.62 x 2.74)

With uPVC double glazed window to the rear giving aspect over the garden. Built-in clothes storage with hanging rails and shelving.

### Bedroom Three

8'2" x 6'9" (2.49 x 2.06)

With uPVC double glazed window to the front elevation with views over Breedon Church,

### Family Bathroom

With uPVC double glazed opaque window to the rear elevation, panelled bath with electric shower over, pedestal wash hand basin with chrome mixer tap, low-level WC, and wall mounted chrome heated towel rail.

### Outside

The property is set well back from the road having front lawned garden flanked with borders inset with shrubs. The concrete driveway leads up the side of the property and provides off-road parking for several vehicles.

To the rear there is Good sized garden which has a wealth of features which must be viewed to be fully appreciated and backs directly onto open fields with open views. Paved patio, gravelled area, concrete coal house, borders and steps leading up to shrub borders and paved steps leading up to a raised shaped lawn which backs onto open fields.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.