



Sinclair

22 Bromwich Close, Thorpe Astley, Leicester, Leicestershire, LE3 3RT

Offers In Excess Of
£399,950

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Property at a glance

- Thoughtfully Adapted Accommodation
- Well Appointed Accommodation
- Contemporary Bathroom Suite
- Council Tax Band*: C
- Wheelchair/Disability Friendly
- Ground Floor Bedroom and En Suite
- Spacious Extended Accommodation
- Price: £399,950

Overview

A superbly adapted detached family home providing wheel chair /disability friendly accommodation fitted to a high standard. The property comprises, open reception hall with access to downstairs bedroom with en suite wet room, there's a 35'10 long family breakfast dining kitchen and generously proportioned living room in addition to a downstairs W.C

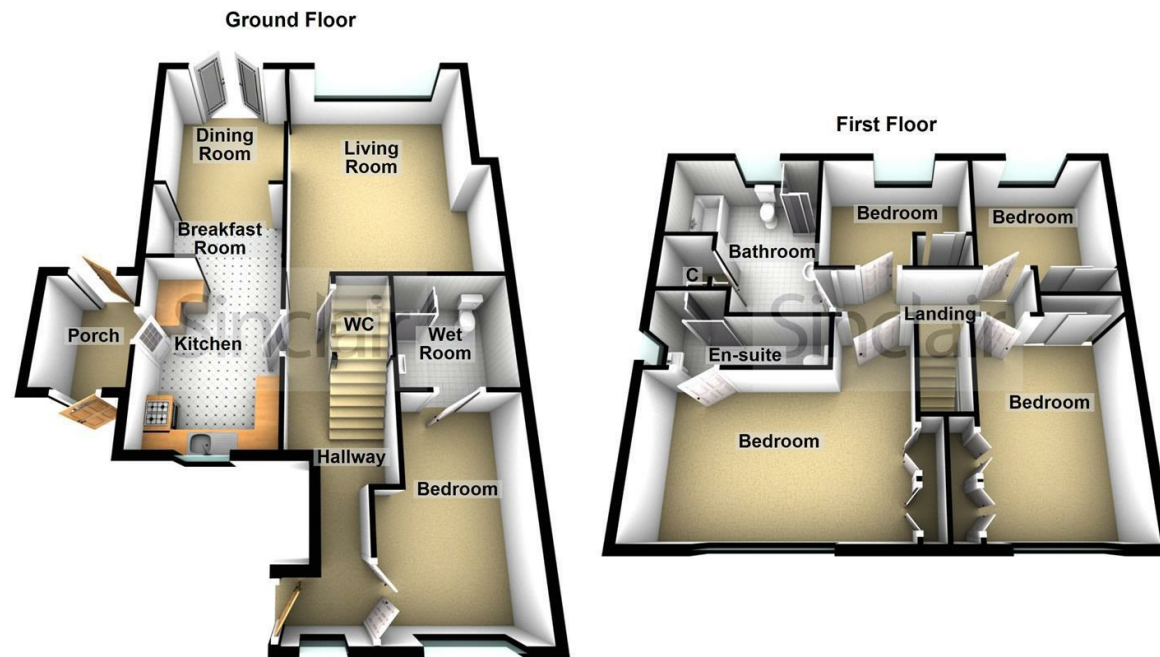
On the first floor landing gives way to four bedrooms all with double fitted wardrobes , en suite to the master bedroom ; the family bathroom has been re fitted with a stylish contemporary four piece suite. Outside there's a block paved driveway providing off road parking and a landscaped low maintenance garden to the rear with summerhouse and storage ,shed.

Location**

Leicester City lies on the River Soar and sits on the fringe of the National Forest. It is located at the intersection of the north/south Midland Main Line and east/west Birmingham/Leicester/Cambridge CrossCountry railway lines and at the confluence of the M1 / M69 motorways and the A46 / A6 trunk routes. The city and metropolitan area is culturally diverse and a major centre of learning. The University of Leicester is famous for the quality of its teaching and research while De Montfort University is very well regarded in many of its specialist fields. The city region also hosts many other notable institutions of higher and further education. East Midlands Airport – 18.8miles, Birmingham Airport – 37miles, Railway Station – Leicester Railway Station, Nearest motorway access – M1(J21) 4miles.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

DETAILED ACCOMMODATION

Contemporary entrance door through to the reception hall, the reception hall offers an open welcome to the property with adaptation and doorways for wheelchair accessibility. From the hall way stairs accessing the first floor, double doors to a purpose fitted downstairs bedroom with en suite wet room, there is access to a downstairs cloakroom/WC, the 35'long family dining kitchen and generously proportioned living room.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a modern white two piece suite comprising low flush WC and wash hand basin with cupboard under. Tiled flooring and walls, heated chrome towel rail.

DOWNSTAIRS BEDROOM/EN SUITE

15'11 x 7'6 (4.85m x 2.29m)

This room offers wheelchair access with uPVC double glazed window, radiator and door accessing the wet room. The wet room is fitted with a shower area, low flush WC and wash hand basin, heated towel rail and tiled walls.

FAMILY DINING/BREAKFAST KITCHEN

35'10 x 8' (10.92m x 2.44m)

The Kitchen area is fitted with granite work surfaces and inset wash hand basin with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, electric hob with oven under and extractor fan over, plumbing for washing machine, space for tumble dryer , uPVC double glazed window and access to the breakfast area.

The breakfast area has a door accessing a useful covered outdoor lean to and matching units to the kitchen with a continued granite work surface to a breakfast bar area, radiator and open access to a dining area. The dining area has a radiator, pitched roof with Velux skylight window and double patio doors accessing and overlooking the garden. Open access to a generously proportioned living room.

LIVING ROOM

20'7 x 14 maximum, 13'7 minimum (6.27m x 4.27m maximum, 4.14m minimum)

uPVC double glazed windows over looking the garden with pitched ceiling to the rear with two double glazed Velux skylight windows, two radiators .

FIRST FLOOR

On the first floor landing gives way to four bedrooms (with en suite to master) and a refitted family bathroom. Loft access hatch, radiator.

MASTER BEDROOM

10'7 x 9'2 (front of wardrobe/cupboards) (3.23m x 2.79m (front of wardrobe/cupboards))

uPVC double glazed window, range of bedroom furniture, double built in wardrobe/cupboard and door accessing a refitted en suite shower room

EN SUITE SHOWER ROOM

The re fitted en suite shower room has tiled flooring, a shower area, wash hand basin with cupboard under and low flush W.C, heated chrome towel rail, uPVC double glazed opaque glass window.

BEDROOM TWO

11'6 x 7'9 (front of wardrobe/cupboards) (3.51m x 2.36m (front of wardrobe/cupboards))

uPVC double glazed window, radiator and two sets of built in double wardrobe/cupboards.

BEDROOM THREE

8'10 x 8'1 (front of wardrobe/cupboards) (2.69m x 2.46m (front of wardrobe/cupboards))

uPVC double glazed window, radiator, double built in wardrobe/cupboard.

BEDROOM FOUR

7'2 x 6'10 (to the front of wardrobe/cupboards) (2.18m x 2.08m (to the front of wardrobe/cupboards))

uPVC double glazed window, radiator and fitted double wardrobe/cupboards.

FAMILY BATHROOM

The family bathroom has been re fitted with a contemporary white four piece suite comprising double ended power bath with chrome shower attachments, walk in shower cubicle, low flush WC with push button flush and concealed cistern, wash hand basin with chrome mixer tap, tiled walls with stylish slate effect panels, tiled flooring, heated chrome towel rail, uPVC double glazed opaque glass window, airing cupboard housing the Worcester combination gas fed boiler.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking, door accessing a covered outdoor lobby which in turn leads to the rear garden. The rear garden is landscaped and provides low maintenance with slabbed patio areas, artificial lawn area and a pleasant timber built summerhouse with electric light and power, further timber built shed with electric light and power.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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