



## 41 Cookes Drive

Broughton Astley, Leicester, LE9 6RH

Offers In The Region Of £255,000



A nice family home. 3 bedroom semi detached house occupying a commanding position in quiet cul-de-sac location. The property has the additional benefit of has gas central heating (combination boiler), PVCu double glazing, luxury fitted kitchen, modern bathroom with shower, Driveway / parking to the rear.

VIEWING ESSENTIAL

Ideally located close to all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.



## Canopy porch

### Reception hall 7'4" x 2'11" (2.24 x 0.90)

Composite double glazed door, staircase to the first floor, laminate floor and downlights to the ceiling.

### Spacious through lounge / dining room 26'10" (max) x 11'5" (max) (8.20 (max) x 3.48 (max))

PVCu double glazed window, laminate floor. radiators, PVCu double glazed door and coving.

### Modern fitted kitchen (rear) 10'11" x 7'4" (3.34 x 2.26)

Composite sink, range of base and wall units (7 base, tall cupboard) finished in high gloss white, associated work surfaces, understairs cupboard, split level gas hob, electric double fan assisted oven, extractor hood, fitted fridge, fitted freezer and understairs cupboard, PVCu double glazed window and PVCu double glazed door,

### First floor landing 8'3" x 6'5" (2.52 x 1.96)

Linen cupboard, PVCu double glazed window, roof void access and smoke detector.

### Bedroom 1 (front) 13'6" (min) x 9'3" (4.125 (min) x 2.83)

PVCu double glazed window, radiator and fitted built in twin double wardrobes.

### Bedroom 2 (rear) 10'10" x 9'3" (3.32 x 2.84)

PVCu double glazed window and radiator.

### Bedroom 3 (front) 10'2" x 6'11" (3.12 x 2.11)

PVCu double glazed window, radiator and fitted double wardrobe.

### Modern bathroom (rear) 7'10" x 6'5" (2.40 x 1.96)

Suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, chrome ladder style radiator, downlights to the ceiling and extractor fan.

## Outside

Low maintenance front garden, with side gated access.

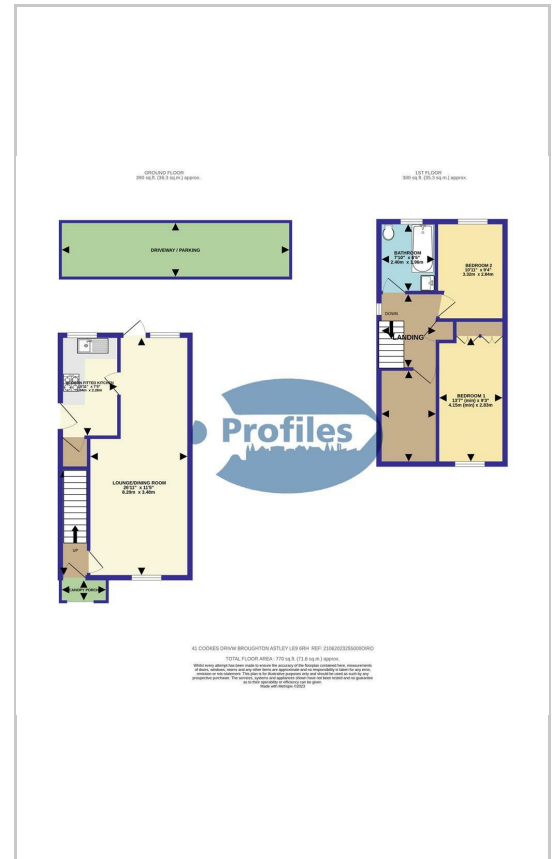
Enclosed rear garden with patio area, rear canopy and gated access to the rear driveway.

Private shared driveway to the rear of the property, leading to allocated parking/driveway.

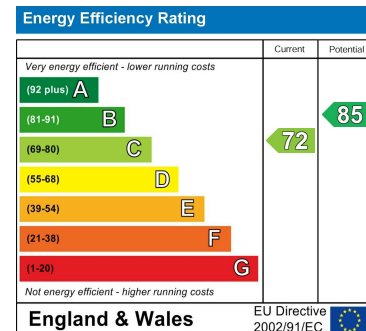
## Area Map



## Floor Plans



## Energy Efficiency Graph



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