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ESTATE & LETTING AGENTS

18 Broomfield

East Goscote, Leicester, LE7 3XY

£210,000

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Ideal First Time Buy / Investment! This immaculately presented, two bedroom town house located within close proximity to Broomfield Primary School and the village amenities offers a turn key move for potential buyers. Inside, the property briefly comprises; entrance porch, lounge, full width modern kitchen-diner, two spacious bedrooms and family bathroom. The property also benefits from a garage in a block, front and rear gardens, uPVC double glazing and gas central heating.

- Immaculately Presented
- Two Bedroom Mid Town House
- Ideal FTB / BTL
- Garage In A Block
- Front & Rear Gardens
- Walking Distance To The Village Amenities
- uPVC DG & GCH
- EPC Rating D / Council Tax Band B / Freehold

The Property
The property is entered via a uPVC double glazed door leading into.

Entrance Porch
4'10 x 3'01 (1.47m x 0.94m)
Leading into.

Lounge
13'11 x 13'11 (4.24m x 4.24m)
Spacious family living space with electric fire, French doors leading into the kitchen-diner and uPVC double glazed window to the front aspect.

Kitchen-Diner
13'11 x 8'06 (4.24m x 2.59m)
Fitted with a range of modern floor and wall mounted units with rolltop work surface and tiled splashbacks. The full width kitchen also benefits from plumbing for a washing machine, stainless steel sink and drainer unit, uPVC double glazed door and windows to the rear aspect and houses the family dining table.

The First Floor Landing
With loft access, airing cupboard housing the combi boiler and provides access to the following.

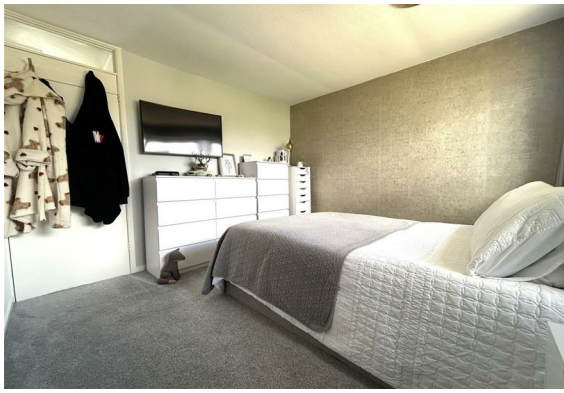
Bedroom One
13'11 x 10'09 (4.24m x 3.28m)
(maximum measurements) Stylish double bedroom with uPVC double glazed window to the front aspect.

Bedroom Two
7'10 x 11'08 (2.39m x 3.56m)
(maximum measurements) Another sizeable bedroom with uPVC double glazed window to the rear aspect.

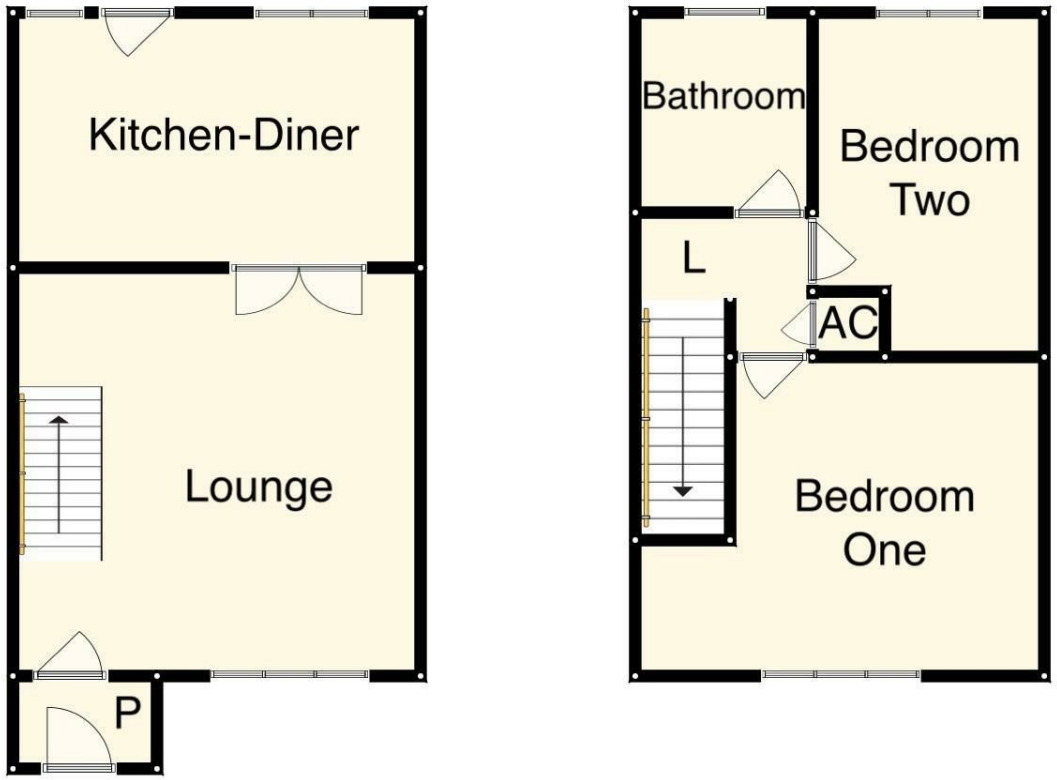
Bathroom
5'09 x 6'06 (1.75m x 1.98m)
Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a radiator and an obscure uPVC double glazed window to the rear aspect.

Outside
To the front of the property is a lawned garden with paved path leading to the front door.
To the rear is a lawned garden with paved patio, planted borders, fenced boundaries and paved path leading to the rear gate which in turn leads to the garage.

Garage
With up and over door.

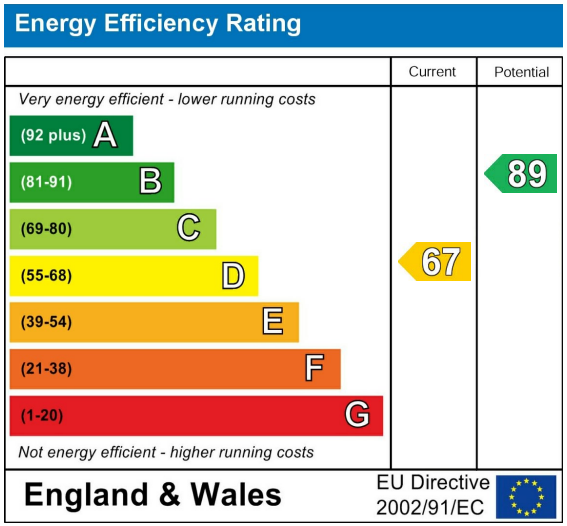


Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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