



Main Road,
Nether Broughton, Leicestershire, LE14 3HB

NEWTONFALLOWELL 

Main Road,
Nether Broughton, Leicestershire, LE14
3HB
£219,000

This semi-detached cottage is situated within the heart of the sought-after village of Nether Broughton, benefiting from both parking and gardens. The accommodation comprises of an Entrance Hall, Lounge, Dining Room, Kitchen, modern Shower Room, with stairs rising to TWO DOUBLE BEDROOMS. Outside there is driveway parking for a couple of vehicles, as well as enclosed gardens to front, side and rear. Viewing is advised to fully appreciate this home.

ENTRANCE HALL

Accessed via a uPVC double glazed obscure door to the side aspect with a single radiator, loft hatch, cupboard with shelving for storage and doors off to the Lounge, Kitchen and downstairs Bathroom.

LOUNGE

13'11" x 13'0" (4.24m x 3.96m)

With uPVC double glazed windows to the front and side aspects, two double radiators, inset electric fire with wooden surround and hearth and door leading to the Dining Room.



DINING ROOM

10'6" x 9'10" (3.20m x 3.00m)

With a uPVC double glazed window to the front aspect, double radiator, under stair storage cupboard, door off to the stairs rising to the first floor and open archway through to the Kitchen.

KITCHEN

10'3" x 9'7" (3.12m x 2.92m)

With a uPVC double glazed window to the rear aspect, roll top work surfaces, wall and base units, space and plumbing for a washing machine, dishwasher and tumble dryer, stainless steel sink and drainer with a high rise mixer tap, freestanding cooker and fridge/freezer, wall mounted central heating boiler and storage cupboard with shelving.

DOWNSTAIRS BATHROOM

8'10" x 5'7" (2.69m x 1.70m)

Re-fitted by the current Vendors in 2017 with a modern white three piece suite comprising a low flush WC, wash hand basin and double shower cubicle with a rain forest shower head, full tiling to walls, double radiator and a uPVC double glazed obscure window to the side aspect.

FIRST FLOOR LANDING

Stairs rising to the first floor landing from the Dining Room with smoke alarm and doors off to the two bedrooms.

BEDROOM ONE

10'7" x 9'7" (3.23m x 2.92m)

With a uPVC double glazed window to the rear aspect, single radiator and loft hatch.

BEDROOM TWO

10'9" x 9'9" (3.28m x 2.97m)

With a uPVC double glazed window to the front aspect, single radiator, feature fireplace and loft hatch.

OUTSIDE

There is a dropped kerb and driveway providing off-road parking for two vehicles and gated access to a further gravelled area providing secure parking and garden shed. There is a hedge boundary to the front and gated access and pathway to the side garden.

GARDEN

There is an enclosed garden with a paved patio, mature shrubs and borders, garden shed with fencing and hedging to the boundaries.

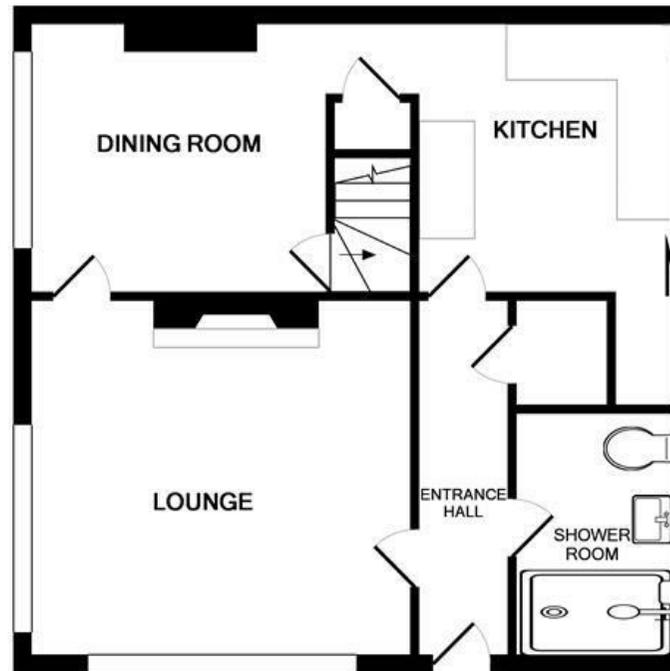
AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore, the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

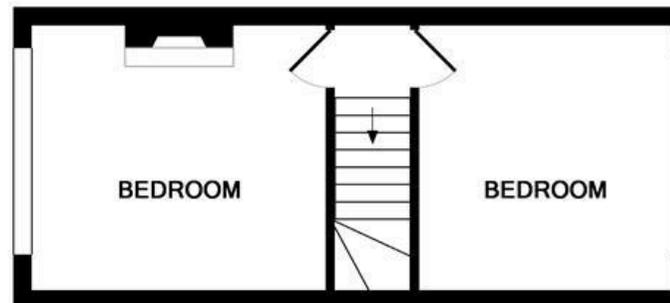
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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