



## 9 Plough Close

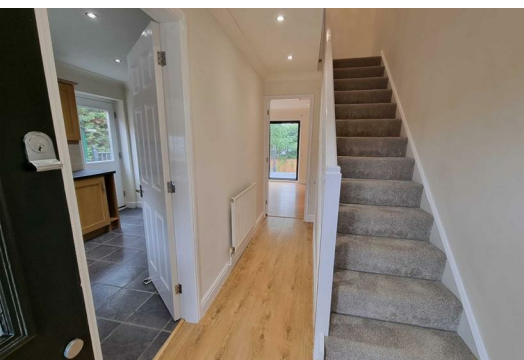
, Broughton Astley, LE9 6HN

£780 Per Calendar Month



\*\*\*\*\* UNDER APPLICATION \*\*\*\*\*

A tastefully decorated, deceptively spacious, modern, three bed roomed semi-detached house at head of picturesque cul-de-sac, occupying secluded position, maintained to a high standard and having the benefit of UPVC double glazing, gas fired central heating, secluded lawned rear garden, tiered decking, side garden, garage space, driveway.



Canopy porch

Reception hall 13'1" x 5'10" (4.0 x 1.77)

Having easy tread staircase to first floor via spindle balustrade, central heating radiator, cushion wooden laminate floor, down lights to ceiling, smoke detector.

Breakfast kitchen (front) 13'0" x 8'7" (3.97 x 2.61)

Having stainless steel sink unit, range of base and wall units comprising of five base units and six wall units, bevel edged work surfaces, fitted dishwasher, fitted washing machine, split level gas hob and electric fan assisted oven, ducted extractor hood, ceramic tiled floor, double glazed side door, double glazed window, central heating radiator, coving, down lights to ceiling, ceramic wall tiling.

Spacious lounge/dining room (rear) 14'8" x 11'3" (4.46 x 3.44)

Having cushion wooden laminate floor, aluminium double glazed sliding patio door, down lights to ceiling, coving, power points, double central heating radiator.

First floor landing 9'1" x 6'1" (2.76 x 1.85)

Having roof void access, airing cupboard off, coving .

Bedroom 1 (rear) 12'1" x 8'4" (3.68 x 2.54)

Having double glazed picture window, cushion wooden laminate floor, double wardrobe, coving

Bedroom 2 (front) 9'10" x 8'4" (3.0 x 2.54)

Having cushion wooden laminate floor, double glazed picture window, central heating radiator.

Bedroom 3 (rear) 8'3" x 6'0" (2.52 x 1.84)

Having double glazed picture window, central heating radiator, down lights to ceiling, coving.

Bathroom (rear) 6'9" x 5'11" (2.07 x 1.81)

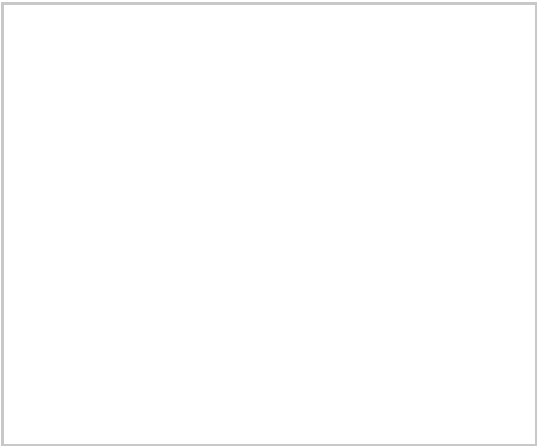
Being fully tiled, full suite in white comprising of panelled bath with plumbed chrome shower and glazed side screen, wash hand basin, low flush w.c, down lights to ceiling, obscure double glazed window, ceramic tiled floor.

Outside

Having enclosed rear garden with lawn, tiered decking with balustrade, lawned side garden, garden shed 10ft x 10ft

Pleasant front garden with two car driveway

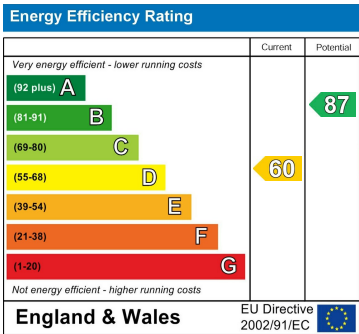
Area Map



Floor Plans



Energy Efficiency Graph



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