



**Connells**

Derby Close  
Broughton Astley Leicester

# Derby Close Broughton Astley Leicester LE9 6NF

for sale offers in excess of  
**£400,000**



## Property Description

Broughton Astley is a large village located approximately 9 miles to the South of Leicester and borders the villages of Cosby, Leire and Dunton Bassett. There are three primary schools - Orchard, Old Mill and Hallbrook Primary Schools as well as Thomas Estley Community College. There are also a selection of shops, public houses, a new Aldi supermarket and a newly built Leisure Centre.

This detached family home is located in the popular village of Broughton Astley. The property benefits from four bedrooms, master en-suite, two large reception rooms and large kitchen/diner. Viewing is highly recommended to appreciate to the accommodation on offer.

## Entrance Hall

With a door to the front of the property, central heating radiator and stairs rising to the first floor.

## Cloakroom

There is a wc, wash hand basin in a vanity unit, central heating radiator and double glazed window to the front of the property.

## Lounge

16' 2" x 13' 7" ( 4.93m x 4.14m )

There are double glazed French doors to the rear of the property, fireplace with feature surround, coving to the ceiling and two central heating radiators.

## Second Reception Room

17' x 11' 11" ( 5.18m x 3.63m )

With a double glazed window to the front of the property and vertical radiator.

## Kitchen/ Diner

29' 10" x 8' 3" ( 9.09m x 2.51m )

Fitted with wall and base units, work surfaces housing the sink drainer, space for an oven, cooker hood, integrated dish washer, double glazed windows to the side and door to the rear garden.



## First Floor Landing

With stairs rising from the ground floor, loft access, airing cupboard, central heating radiator and double glazed window to the side of the property.

## Bedroom One

13' 5" x 10' 1" ( 4.09m x 3.07m )

With a double glazed window to the rear of the property, built in wardrobes, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls, tiled flooring, central heating radiator and double glazed window to the side of the property.

## Bedroom Two

11' 3" x 10' 2" ( 3.43m x 3.10m )

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Three

10' 8" x 9' 3" ( 3.25m x 2.82m )

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Four

8' 1" max x 7' 4" max ( 2.46m max x 2.24m max )

With a double glazed window to the front of the property and central heating radiator.

## Family Bathroom

There is a bath with mixer taps and shower over with glass screen, wash hand basin in a vanity unit, wc with concealed cistern, heated chrome towel radiator, partly tiled walls, tiled flooring and double glazed window to the front of the property.

## Outside

At the front of the property there is off road parking and a lawned area.

The rear garden has a paved patio seating area, steps up to the lawn and fenced borders.

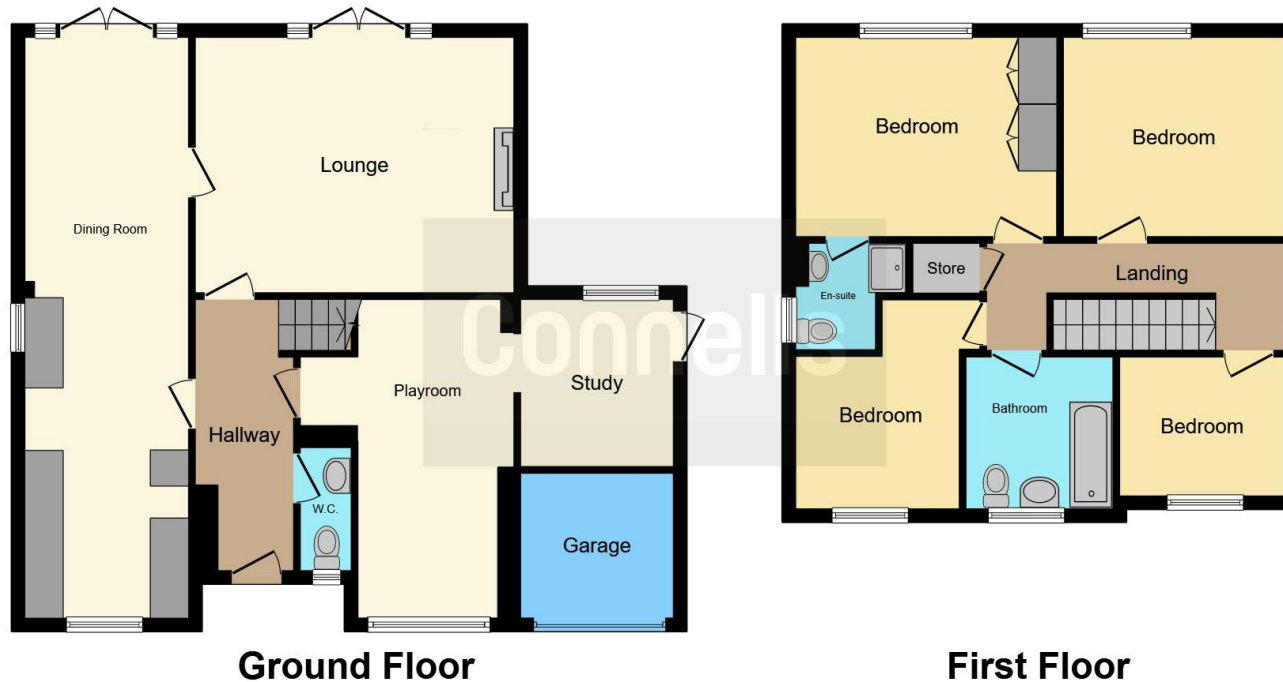
## Garage

With an up and over door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA308708](http://connells.co.uk/Property/BLA308708)**

**directions to this property:**

Proceed out of Blaby along the Enderby Road and at the roundabout take a left onto the A426. Go straight over the next 2 roundabouts and take a right hand turn for Cosby. Continue along and turn left onto Broughton Road. At the traffic lights turn left onto the B581 Broughton Way, then left onto Swannington Road and then right onto Croft Way. Proceed along and turn right onto Derby Close where the property is located.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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