



**Connells**

Windsor Way  
Broughton Astley Leicester



# Windsor Way Broughton Astley Leicester LE9 6TN

for sale offers in the region of  
**£550,000**



## 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 immaculately presented five bedroom property would make an ideal family home and is situated in the sought after location of Broughton Astley. Viewing is highly recommended to appreciate the spacious accommodation this property has to offer.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor, central heating radiator and central heating control for the ground floor and hot water.

## Cloakroom

There is a wc, wash hand basin and central heating radiator.

## Lounge

16' x 11' 6" ( 4.88m x 3.51m )

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

## Family/ Dining Room

11' 5" x 11' 2" ( 3.48m x 3.40m )

There are double glazed French doors leading out to the rear garden and a central heating radiator.

## Kitchen/ Breakfast Room

26' 7" max x 17' 6" max ( 8.10m max x 5.33m max )

Fitted with matching wall and base units, work surfaces housing the sink drainer, breakfast bar area, integrated combination oven and an integrated fan assisted oven and warming drawer, gas hob with cooker hood over, integrated dish washer, integrated under counter fridge and freezer, two central heating radiators and double glazed windows to the front and rear of the property.

## Utility Room

With wall and base units, work surfaces housing the sink drainer, plumbing for a washing machine, under counter space for a second appliance, central heating boiler, central heating radiator and double glazed door to the rear garden.

## First Floor Landing

With stairs rising from the hallway, stairs rising to the second floor, airing cupboard and double glazed window to the rear of the property.

## Bedroom One

21' 1" max x 11' 7" ( 6.43m max x 3.53m )

With a double glazed window to the front of the property, two double 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, heated white towel radiator and double glazed window to the rear of the property.

## Bedroom Four

11' x 9' 6" ( 3.35m x 2.90m )

With a double glazed window to the front of the property, double built in wardrobes and central heating radiator.

## Bedroom Five

10' 3" x 9' 9" ( 3.12m x 2.97m )

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

## Bathroom

There is a bath with mixer taps and shower attachment, wc, wash hand basin, partly tiled walls, heated white towel radiator and double glazed window to the front of the property.

## Second Floor Landing

With stairs rising from the first floor.

## 2nd Floor Bedroom Three

13' 3" x 9' 8" ( 4.04m x 2.95m )

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

## 2nd Floor Bedroom Two

20' 5" x 11' 6" ( 6.22m x 3.51m )

With double glazed dormer windows to the front and rear of the property and two central heating radiators and a central heating controller for the first and second floors.

## 2nd Floor Shower Room

There is a shower cubicle, wash hand basin, wc, white heated towel radiator and double glazed dormer window to the rear of the property.

## Outside

There is a driveway providing off road parking leading to the garage. There is a path to the front door and gravelled areas to both sides.

The rear garden has a patio area, lawn, further patio area, outside tap, side gate and fence borders,

## Double Garage

With up and over doors, power and light.















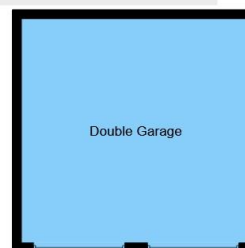
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**



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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
LEICESTER LE8 4GQ

**view this property online** [connells.co.uk/Property/BLA308783](http://connells.co.uk/Property/BLA308783)

**directions to this property:**

Proceed from the Blaby office along Enderby Road and at the roundabout turn right onto the A426. At the next roundabout turn right onto Grove Road and continue ahead onto Cambridge Road to the village of Cosby where it becomes Park Road. At the end of the road turn left and first right onto Broughton Road. Continue for some time to Broughton Astley and turn right at the traffic lights onto Broughton Way A581. Turn left onto Coventry Road and right onto Windsor Way where the property is located.

**EPG Rating: B**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at** [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: BLA308783 - 0007