



Connells

Windsor Way
Broughton Astley Leicester



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 four bedroom detached property in the sought after village of Broughton Astley is the ideal family home. The property is immaculately presented throughout and still has the benefit of an NHBC guarantee. Please call now to arrange your viewing,

Entrance Hall

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

Cloakroom

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

Lounge

22' 7" x 11' 6" (6.88m x 3.51m)

With a double glazed window to the front of the property, two central heating radiators and double glazed French doors leading out to the rear garden.

2nd Reception Room

11' 10" x 9' 9" (3.61m x 2.97m)

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

Kitchen/ Breakfast Room

20' 8" x 11' 1" (6.30m x 3.38m)

Fitted with wall and base units, work surfaces housing the sink drainer, double glazed window over, two integrated double electric ovens, gas hob with cooker hood over, integrated dish washer, integrated fridge/freezer, LED spot lighting, tiled flooring, central heating radiator and double glazed bay window to the rear.

Utility Room

11' 9" max x 5' 3" (3.58m max x 1.60m)

There are wall and base units, plumbing for a washing machine, space for a tumble dryer, central heating radiator, tiled flooring and door to the side of the property.

First Floor Galleried Landing

With stairs rising from the hallway, airing cupboard, loft access, central heating radiator and double glazed to the front of the property.

Bedroom One

15' x 11' 10" (4.57m x 3.61m)

With double glazed windows to the front & side of the property, double built in wardrobes and central heating radiator.

En-Suite

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

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

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

Bedroom Three

11' 6" x 9' 7" (3.51m x 2.92m)

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

Bedroom Four

9' 6" x 9' 8" (2.90m x 2.95m)

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

Family Bathroom

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

Outside

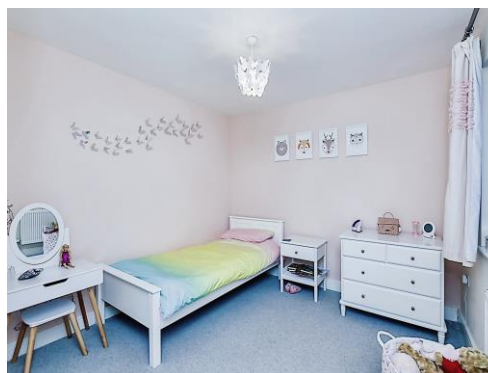
At the front of the property, there is a driveway providing off road parking, garden with lawns and hedges with a path to the front door.

A side gate leads to the rear garden which has a patio area, lawn, mature shrubs and fenced borders.

Double Garage

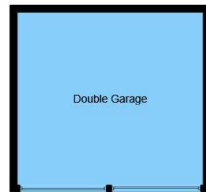
17' 7" x 17' 2" (5.36m x 5.23m)

With up and over doors, power and lighting.









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

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view this property online connells.co.uk/Property/BLA306668

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

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.

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