



Connells

Beverley Drive
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 well presented, extended semi-detached property is in a cul-de-sac location in the popular area of Broughton Astley. Benefitting from a conservatory, ample off road parking and rear garden, viewing is highly recommended.

Entrance Porch

With a door and windows to the front of the property and a door through to the hallway.

Hallway

With a door from the porch, stairs rising to the first floor and door through to the lounge/diner.

Lounge/ Diner

23' 9" x 14' 5" (7.24m x 4.39m)

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

Kitchen

15' 9" x 6' 7" (4.80m x 2.01m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, door and window to the front of the property, double glazed window to the rear and double glazed door leading through to the conservatory.

Conservatory

10' x 7' 9" (3.05m x 2.36m)

A upvc construction with windows to the side and rear and doors leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

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

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

Bedroom Two

14' 11" x 6' 6" (4.55m x 1.98m)

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

Bedroom Three

11' 8" x 7' 9" (3.56m x 2.36m)

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

Bathroom

There is a bath mixer taps and shower over, wash hand basin, wc, partly tiled walls, central heating radiator and window to the rear of the property.

Outside

At the front of the property there is ample off road parking.

The rear garden has a paved patio area, lawn, pebbled pathway and fenced borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

Proceed out of Blaby along Enderby Road and proceed to the Foxhunter roundabout. At the roundabout turn left and continue along this road towards Broughton Astley. At the traffic light junction turn left into Coventry Road and second right onto Warwick Road and right onto Beverley Drive where the property is situated.

EPC Rating: B

Tenure: Freehold



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