



Connells

Grantham Avenue
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 two bedroom property is situated in the sought after location of Broughton Astley and would make an ideal first time purchase. The property is immaculately presented and benefits from a garage. Please contact us to view.

Entrance Hall

With a door to the front of the property.

Lounge

14' 9" x 13' 11" (4.50m x 4.24m)

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

Kitchen

13' 11" x 9' 1" (4.24m x 2.77m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven and hob with cooker hood over, space for a washing machine and dish washer, space for a fridge freezer, central heating radiator, double glazed windows to the rear of the property and door to the side of the property.

First Floor Landing

With stairs rising from the lounge, loft access and double glazed window to the side of the property.

Bedroom One

11' 2" x 10' 7" (3.40m x 3.23m)

With a double glazed window to the front of the property, large storage cupboard and central heating radiator.

Bedroom Two

9' 4" x 7' 8" (2.84m x 2.34m)

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

Bathroom

There is a bath with shower over, wash hand basin, wc, 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 and a garden with a lawn and mature shrubs. Wrought iron gates at the side lead through to the garage.

The rear garden has a lawn, flower beds with mature shrubs and fenced borders.

Garage

With an up and over door to the front, single door to the side and a window at the rear.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA308624



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