



**Connells**

Buxton Crescent  
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.

50% Shared Ownership. This two bedroom property is situated in the sought after location of Broughton Astley and is being offered to the market with no onward chain. The property is spacious and well presented throughout. Please call now to view.

## Entrance Hall

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

## Cloakroom

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

## Kitchen

10' 8" x 6' 8" ( 3.25m x 2.03m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven and hob with cooker hood over, plumbing for a washing machine and a double glazed window to the front of the property.

## Lounge

15' 2" x 14' 2" ( 4.62m x 4.32m )

With double glazed patio doors to the rear of the property, two central heating radiators and under stairs cupboard.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

14' 2" max x 9' 6" max ( 4.32m max x 2.90m max )

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

## Bedroom Two

14' 2" x 9' 6" ( 4.32m x 2.90m )

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

## Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls and central heating radiator.

## Outside

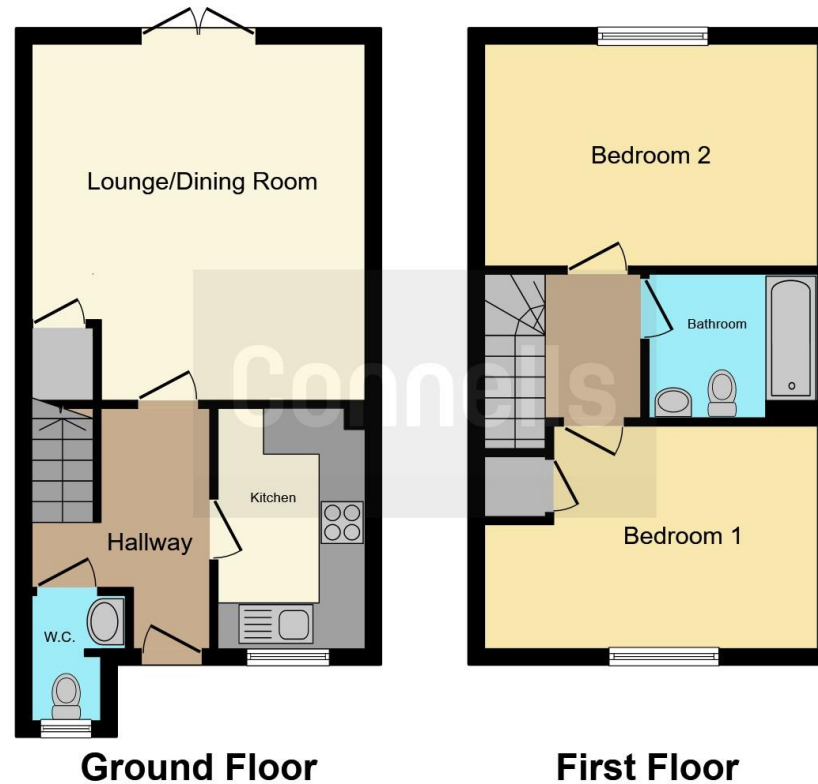
There is a path to the front door and a driveway at the side of the property.

The rear garden has a lawn and timber fence surrounds.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309101](http://connells.co.uk/Property/BLA309101)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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**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 along to Broughton Astley and turn left at the traffic lights onto Broughton Way A581, then left onto Buxton Crescent where the property is located.

**EPC Rating: B**

Tenure: Leasehold



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