



Connells

Plough Close
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 five bedroom property is situated on a corner plot in the sought after village of Broughton Astley. The property is spacious throughout and would make an ideal family home. Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)

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

Kitchen/Dining Room

14' 8" x 10' 9" (4.47m x 3.28m)

Fitted with wall and base units, work surfaces housing the Belfast sink, splashback tiling, space for a cooker, cooker hood, storage cupboard, central heating radiator, spot lights to the ceiling, door to the utility room, double glazed window to the rear and double doors opening to the conservatory.

Conservatory

13' 2" x 7' 2" (4.01m x 2.18m)

A upvc construction with doors leading out to the garden.

Utility Room

There is plumbing for a washing machine, central heating boiler, central heating radiator, access to the shower room, double glazed window to the rear of the property and door to the side of the property.

Downstairs Shower Room

There is a shower cubicle, wash hand basin in a vanity unit and a wc.

Playroom/Study/Further Bedroom

10' 9" x 9' 7" (3.28m x 2.92m)

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

First Floor Landing

With stairs rising from the hallway, two central heating radiators and two loft accesses.

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

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

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

With two double glazed windows to the front of the property, storage cupboard and central heating radiator.

Bedroom Three

11' 5" max x 9' 7" max (3.48m max x 2.92m max)

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

Bedroom Four

8' 6" x 7' 5" (2.59m x 2.26m)

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

Bedroom Five

7' 8" x 5' 10" (2.34m x 1.78m)

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

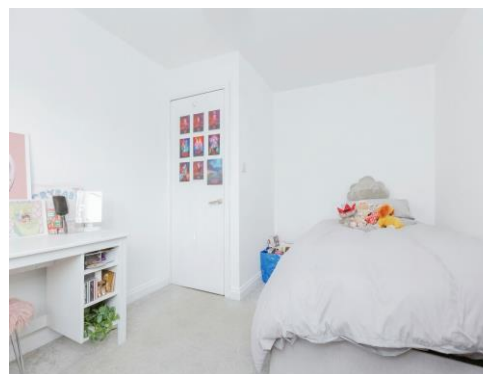
Family Bathroom

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

Outside

To the front of the property there is a driveway providing off road parking.

The rear garden has a patio area, lawn, flower beds and electric points and there is side garden which is paved.









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 towards the village of Broughton Astley through Cosby. At the traffic light junction turn left into Broughton Way, then turn right into Byre Crescent and second left into Devitt Way. Take the second turning on the left into Geveze Way, then first left onto Plough Close where the property is located.

EPC Rating: C

Tenure: Freehold



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