



**Connells**

Glebe Road  
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 three bedroom property is situated in the popular location in the village Broughton Astley. The property is spacious throughout and has a large sized rear garden with views to the rear. Viewing is highly recommended to appreciate the space this property has to offer.

## Entrance Hall

There is a door to the side of the property, storage cupboard and door through to the lounge.

## Lounge

11' 8" x 10' 9" ( 3.56m x 3.28m )

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

## Rear Hall

With doors from the lounge and kitchen, stairs rising to the first floor and door through to the conservatory.

## Conservatory

9' 8" x 9' 2" ( 2.95m x 2.79m )

Is a upvc construction with central heating radiator, double glazed windows and a double glazed door leading out to the rear garden.

## Kitchen

13' x 12' 2" ( 3.96m x 3.71m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated double oven and integrated gas hob with cooker hood over, plumbing for a washing machine, space for a fridge, central heating radiator, tiled flooring, double glazed window to the rear of the property and door to the rear garden.

## First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the rear of the property.

## Bedroom One

14' 6" max x 11' 7" ( 4.42m max x 3.53m )

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

## Bedroom Two

14' 4" max x 9' 11" ( 4.37m max x 3.02m )

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

## Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

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

## Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, 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 lawned garden.

The rear garden has a lawn, mature shrubs and trees and timber fenced surrounds.



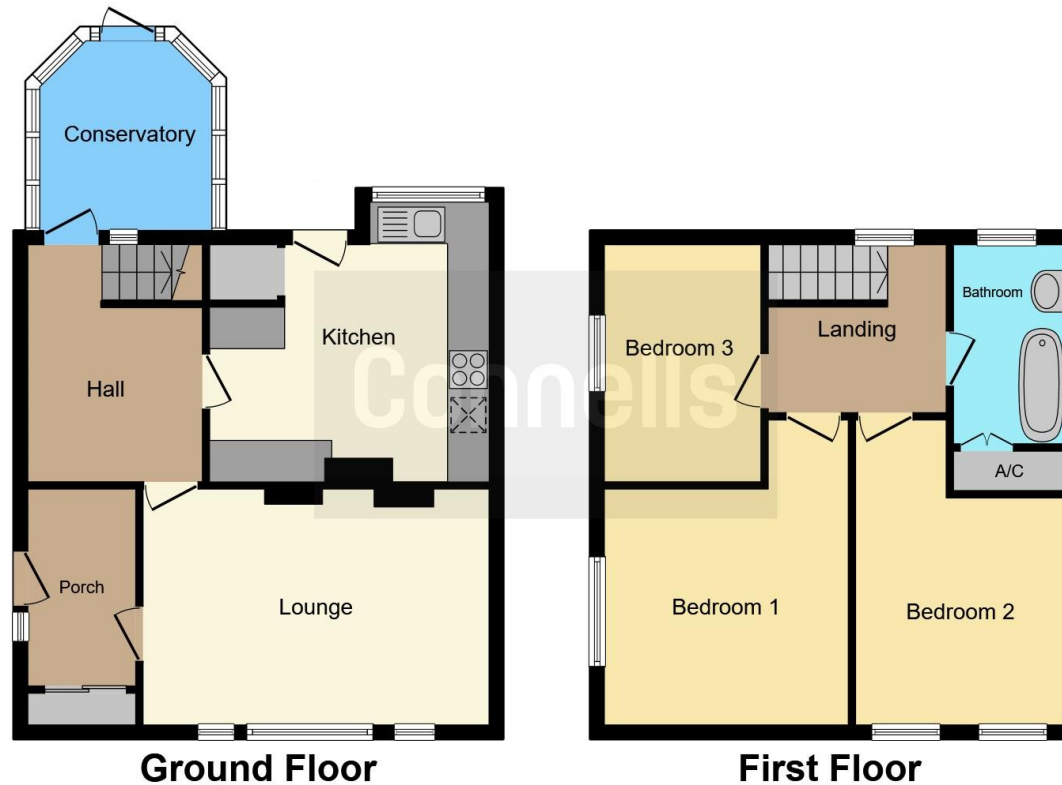












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**directions to this property:**

Proceed out of Blaby along the Lutterworth Road, turn right into Grove Road and proceed straight over the roundabout onto Cambridge Road and continue along onto Park Road. At the junction turn left into The Nook and right into Broughton Road which becomes Cosby Road. At the traffic lights continue straight ahead, then ahead again at the next junction onto Frolesworth Road, turning right onto Jubilee Road, then left onto Coronation Avenue and left again onto Glebe Road where the property is located.

**EPC Rating: D**

Tenure: Freehold



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