



Connells

Chestnut Close
Broughton Astley Leicester

Chestnut Close Broughton Astley Leicester LE9 6UB

for sale offers in excess of
£475,000



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 four bedroom detached property is in the sought after location of Broughton Astley. The property benefits from a spacious rear garden, off road parking, double garage, utility and downstairs WC. Viewing is advised to appreciate the space this property has to offer.

Entrance Porch

With a door to the front of the property and double glazed window to the side.

Hallway

With a door from the porch, stairs rising to the first floor and central heating radiator.

Cloakroom

There is a wc, wash hand basin and central heating radiator.

Lounge

22' 10" x 11' 7" (6.96m x 3.53m)

With a double glazed bay window to the front of the property, fireplace with log burner and wooden mantel shelf, coving to the ceiling, central heating radiator, tv point and double glazed bi-folding doors to the rear.

Dining Room

11' 3" x 10' 2" (3.43m x 3.10m)

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

Kitchen

19' 9" x 8' 10" (6.02m x 2.69m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, space for a cooker with cooker hood over, plumbing for a dish washer, central heating radiator, spot lights to the ceiling, two double glazed windows to the rear of the property and double glazed doors to the rear.

Utility Room

With base cupboards, work surfaces housing a sink drainer, plumbing for a washing machine, central heating radiator, double glazed windows to the front and rear and door to the rear garden.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

16' 6" x 9' 9" (5.03m x 2.97m)

With a double glazed window to the front of the property, fitted wardrobes, central heating radiator, loft access and door to the en-suite.

En-Suite

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

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

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

Bedroom Three

13' 2" x 8' 11" (4.01m x 2.72m)

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

Bedroom Four

8' 11" x 8' 3" (2.72m x 2.51m)

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, central heating radiator, tiled walls, tiled flooring and double glazed window to the rear of the property.

Outside

The front garden has a driveway providing off road parking and a garden with mature bushes.

The rear garden has a patio area, lawn, decked area and outside tap.

Double Garage

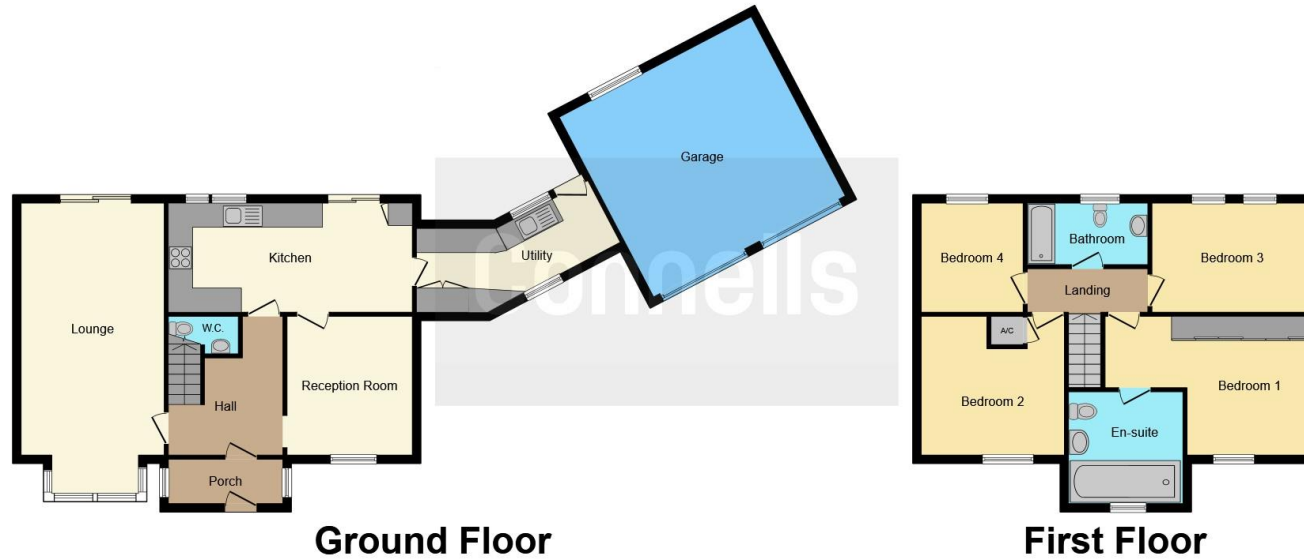
19' 6" x 17' 8" (5.94m x 5.38m)

With two up and over doors, power and lighting and a door to the utility.









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, at the roundabout turn left onto Blaby Bypass. Continue straight ahead at the next two roundabouts and proceed along Lutterworth Road. Continue over the motorway bridge and turn right at the traffic lights onto Coopers Lane. Follow the road to the village of Broughton Astley which becomes Station Road. Turn right by the small green and first right onto Chestnut Close where the property is located.

EPC Rating: C

Tenure: Freehold



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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