



Connells

Warwick 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 two bedroom property is located in the sought after location of Broughton Astley. The property benefits from a spacious lounge, a kitchen, rear back garden and garage. Makes for an ideal first time purchase. Vacant Possession. Call to view.

Entrance Porch

With a door and double glazed window to the front of the property and a door leading through to the lounge.

Lounge

14' x 13' 11" (4.27m x 4.24m)

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

Kitchen/ Diner

13' 11" x 8' 7" (4.24m x 2.62m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, gas oven and hob, plumbing for a washing machine and dish washer, space for a fridge freezer, central heating radiator and double glazed door and window to the rear of the property.



First Floor Landing

With stairs rising from the ground floor and airing cupboard.

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

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

Bedroom Two

11' 6" x 7' 9" (3.51m x 2.36m)

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

Bathroom

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 rear of the property.

Outside

At the front of the property there is a lawn and a pathway leading to the front door.

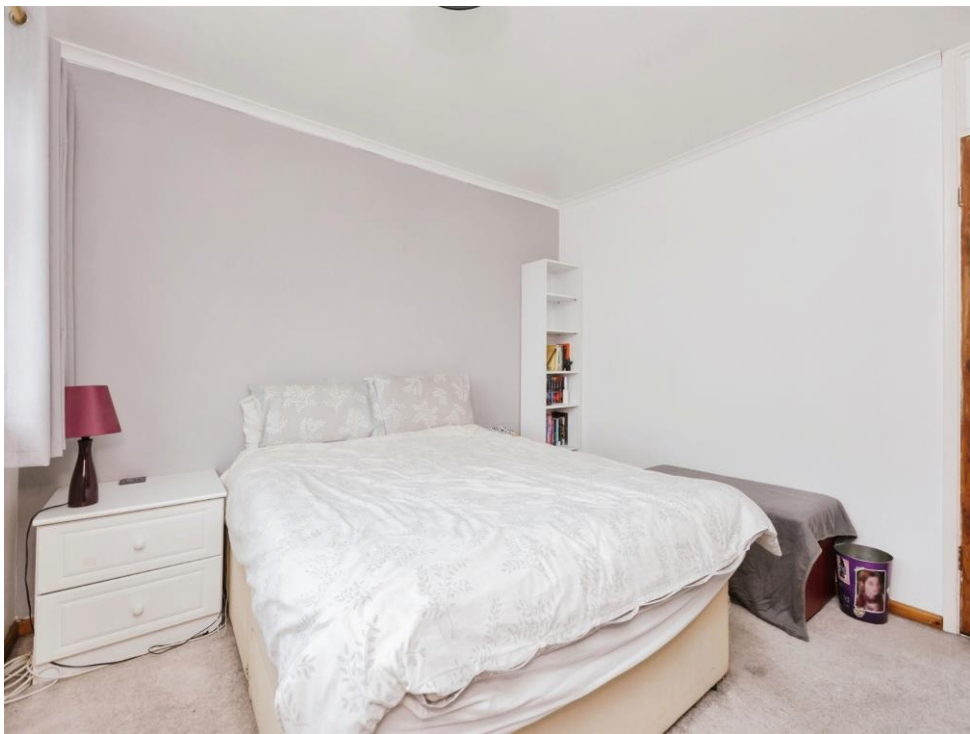
The rear garden has two patio areas and gated rear access.

Garage

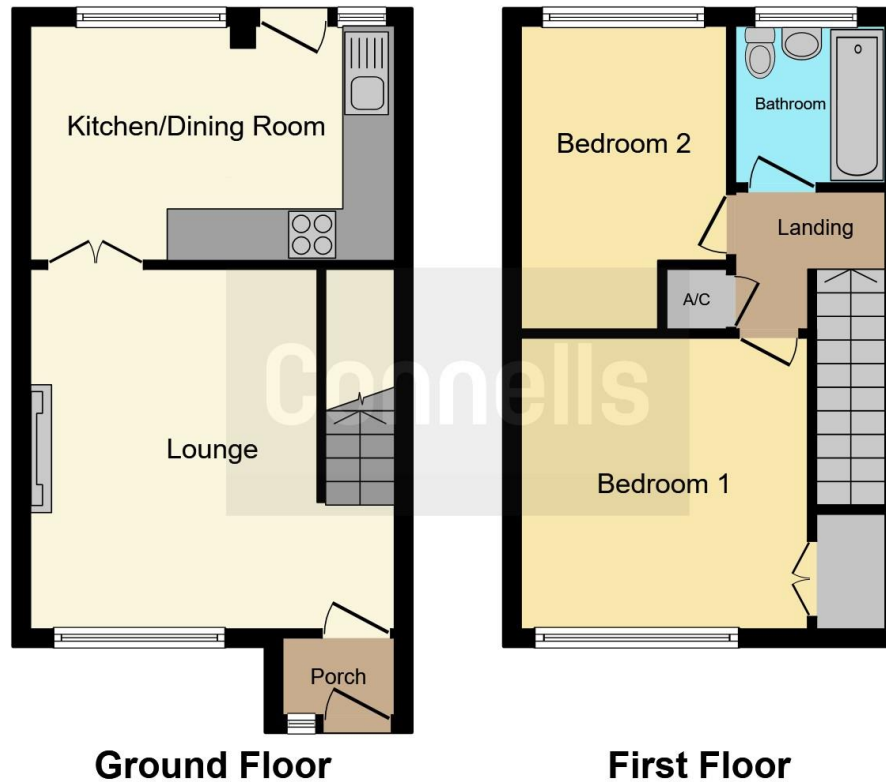
15' 11" x 7' 9" (4.85m x 2.36m)

Located in a separate block, with an up and over door.









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 and proceed to the Foxhunter roundabout. At the roundabout turn left and continue along this road towards Broughton Astley. At the traffic light junction turn left into Coventry Road and second right onto Warwick Road where the property is situated.

EPC Rating: D

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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