



Connells

Speedwell Drive
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 family home is of a very high specification and is immaculately presented throughout. Having every room required for a family home and commanding a generous plot it would be hard to find another property done to the high standard of this one. Viewing is highly recommended.

Entrance Hall

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

Cloakroom

There is a wc, wash hand basin in a vanity unit, tiled walls and heated chrome towel radiator.

Lounge

20' 1" x 12' 1" (6.12m x 3.68m)

With double glazed bay window to the front of the property, gas fireplace and two central heating radiators.

Dining Room

12' x 9' 7" (3.66m x 2.92m)

With bi-folding doors through to the conservatory and central heating radiator.

Conservatory

18' 6" x 15' 3" (5.64m x 4.65m)

Accessed from the dining this large conservatory has UV reflective glass, windows to three sides and doors leading out to the rear garden.

Kitchen

11' 11" x 11' 9" (3.63m x 3.58m)

Fitted with white wall and base units, work surfaces housing the sink drainer, splashback tiling, space for a cooker, cooker hood, LED spot lights and double glazed window to the rear of the property.

Utility Room

8' 5" x 8' 4" (2.57m x 2.54m)

With wall and base units, work surfaces with splashback tiling and integrated dish washer.

Office

9' 2" x 5' 10" (2.79m x 1.78m)

Accessed from the utility room, there is a Duplex electric heater.

First Floor Landing

With stairs rising from the ground floor, loft access which has a ladder, power and lighting (not checked by the agent), airing cupboard which has shelving and houses the hot water tank and boiler, central heating radiator and a double glazed window to the front of the property.

Bedroom One

13' 8" x 12' 8" (4.17m x 3.86m)

With a double glazed bay window to the front of the property, double fitted wardrobes and central heating radiator.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, LED lighting, heated towel radiator and double glazed window to the side of the property.

Bedroom Two

12' 4" max x 9' 1" (3.76m max x 2.77m)

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

Bedroom Three

12' 1" max x 8' (3.68m max x 2.44m)

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

Bedroom Four

12' 1" max x 8' 10" (3.68m max x 2.69m)

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 in a vanity unit, wc, extractor fan, tiled walls, heated chrome towel radiator, under floor heating and double glazed window to the rear of the property.

Outside

There is a driveway providing off road parking and leads to the double garage.

The rear garden has side gate access, a lawn, patio area, shed, spot light and timber fencing.

Double Garage

17' 11" x 17' 2" (5.46m x 5.23m)

With electric up and over doors, power and lighting.









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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view this property online connells.co.uk/Property/BLA307122

directions to this property:

Proceed out of Blaby along Lutterworth Road and continue along the A426. At the traffic lights turn right onto Coopers Lane which becomes Dunton Road. Turn left into Speedwell Drive where the property is located.

EPC Rating: C

Tenure: Freehold



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