



Connells

Windsor Way
Broughton Astley Leicester

Windsor Way Broughton Astley Leicester LE9 6TN

for sale offers in excess of
£250,000



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.

Still under NHBC warranty, this three bedroom semi-detached property makes for an ideal first time property. Located in the sought after village of Broughton Astley. Well presented throughout, this property benefits from off road parking and a rear garden. Call to view.

Entrance Hall

With a door to the front of the property, central heating radiator and stairs rising to the first floor.

Cloakroom

There is a wc, wash hand basin, central heating radiator and double glazed window to the front of the property.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Fitted with wall and base units, work surfaces housing the stainless steel sink, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, spot lights to the ceiling, central heating boiler, central heating radiator and double glazed window to the front of the property.

Lounge/ Dining Room

16' 2" x 14' 5" (4.93m x 4.39m)

With a double glazed window to the rear, French doors to the rear garden and under stairs storage.

First Floor Landing

With stairs rising from the ground floor, cupboard and loft access which is boarded and has a drop down ladder (not checked by the agent).

Bedroom One

13' 9" x 9' 5" (4.19m x 2.87m)

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

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

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

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

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

Bathroom

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

Outside

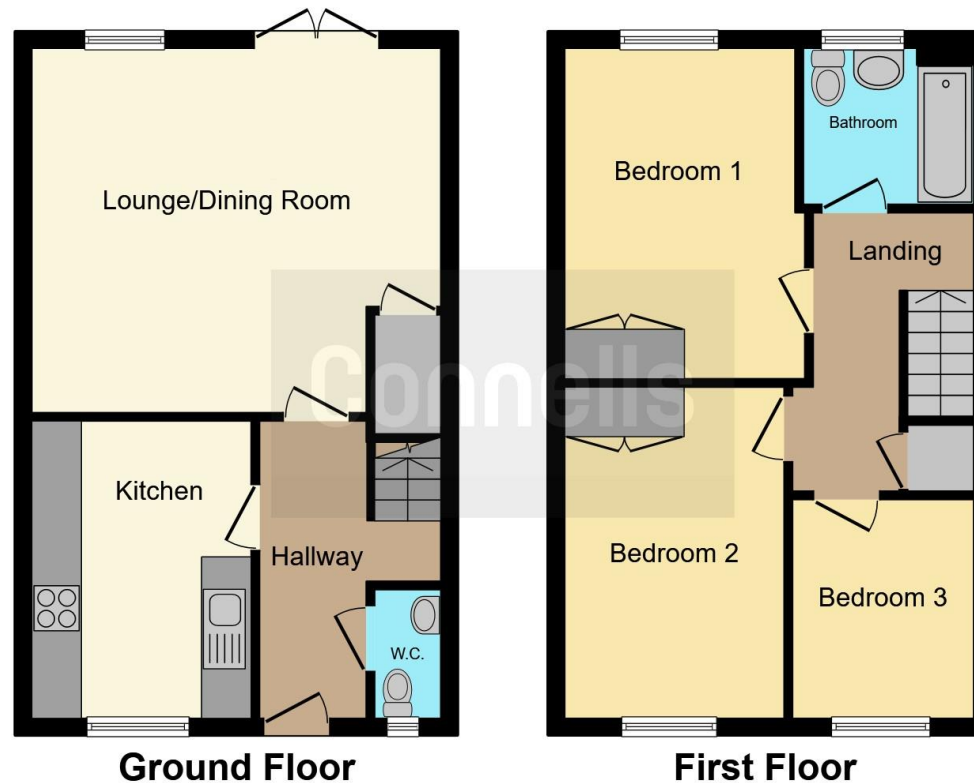
At the front of the property there is allocated off road parking and a lawned garden with path to the front door.

The rear garden has a slabbed patio area, lawn, outside tap, shed, outside light and backs onto fields.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309390

directions to this property:

Proceed from the Blaby office along Enderby Road and at the roundabout turn right onto the A426. At the next roundabout turn right onto Grove Road and continue ahead onto Cambridge Road to the village of Cosby where it becomes Park Road. At the end of the road turn left and first right onto Broughton Road. Continue for some time to Broughton Astley and turn right at the traffic lights onto Broughton Way A581. Turn left onto Coventry Road and right onto Windsor Way where the property is located.

EPG Rating: B

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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