



Connells

Broctone Drive
Broughton Astley Leicester

Broctone Drive Broughton Astley Leicester LE9 6RF

for sale
£550,000



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 immaculately presented detached family home is located in a private cul-de-sac and benefits from spacious rooms with the master bedroom having a dressing area and en-suite. Also benefiting from a south facing rear garden and double garage. Viewing is a must.

Entrance Hall

Entering into the hallway through a double glazed door, there are stairs rising to the first floor, coving to the ceiling, central heating radiator and oak doors through to all accommodation.

Cloakroom

There is a wc, wash hand basin, partly tiled walls, extractor fan and central heating radiator.

Study/Snug

8' 8" x 6' 9" (2.64m x 2.06m)

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

Lounge

18' 10" x 12' 9" (5.74m x 3.89m)

A generous sized room with a large double glazed bay window to the rear of the property, gas fireplace with feature surround, central heating radiator and coving to the ceiling.

Kitchen/Diner

18' 1" x 16' 8" (5.51m x 5.08m)

Fitted with matching high gloss cashmere wall and base units, white quartz work surfaces housing the sink drainer, hot tap, breakfast bar, integrated NEFF electric oven, integrated induction hob with cooker hood over, integrated fridge freezer, integrated NEFF combination oven/microwave, warming drawer, LED spot lighting, Karndean flooring, vertical radiator, double glazed window to the rear and patio doors to the rear leading out to the garden.

Utility Room

10' 9" x 6' (3.28m x 1.83m)

There are wall and base units, quartz work surface housing the sink, plumbing for a washing machine and tumble dryer, integrated wine fridge, LED spot lighting, door to the side of the property and door leading through to the garage.

First Floor Landing

A larger landing with stairs rising from the hallway, storage cupboard, coving to the ceiling and a double glazed window to the front of the property.

Master Bedroom

17' 3" x 16' 7" (5.26m x 5.05m)

A large bedroom with double glazed windows to the front and side of the property, central heating radiator and two double built in wardrobes and built in dresser, coving to the ceiling and a door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, extractor fan, partly tiled walls, central heating radiator, heated towel rail and double glazed window to the side of the property.

Bedroom Two

13' 4" x 10' 11" (4.06m x 3.33m)

With a double glazed window to the rear of the property, central heating radiator, coving to the ceiling, double built in wardrobes and arch to the en-suite.

En-Suite To Bedroom Two

There is a shower cubicle, wash hand basin, chrome heated towel radiator and window to the side of the property.

Bedroom Three

13' 5" x 11' 8" (4.09m x 3.56m)

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

Bedroom Four

13' 4" x 8' 4" (4.06m x 2.54m)

With a double glazed window to the rear of the property, built in wardrobes, central heating radiator, coving to the ceiling and loft access - which is fully boarded and has a ladder, power and light (not checked by the agent).

Bedroom Five

8' 1" x 8' 1" (2.46m x 2.46m)

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

Family Bathroom

There is a suite comprising of: 'P' shaped bath with shower over, wash hand basin in a vanity unit and wc. Partly tiled walls. extractor fan, heated chrome towel radiator and double glazed window to the side of the property.

Outside

At the front of the property there is off road parking for several vehicles which leads to the garage and a lawned garden.

The South facing rear garden has a large patio, lawn, flower beds and timber fencing.

Double Garage

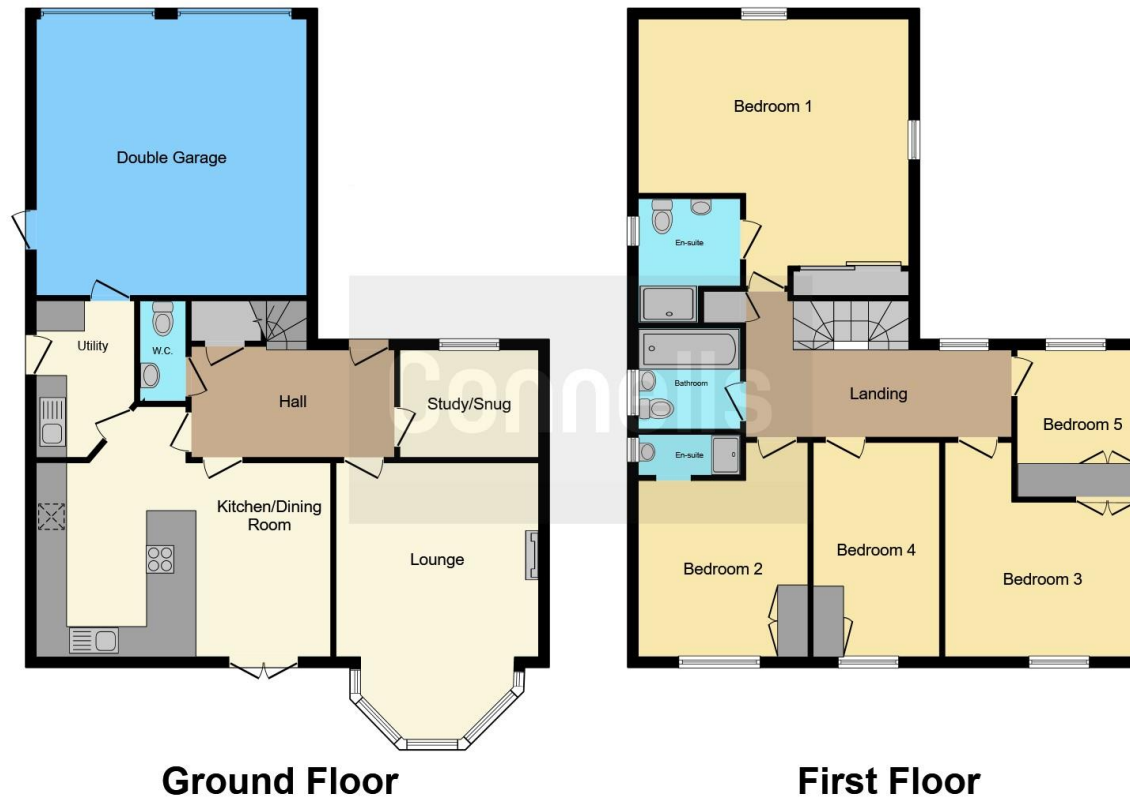
17' 4" x 16' 10" (5.28m x 5.13m)

With two up and over doors, power and lighting, an electrical vehicle charging point and a window to the side.









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/BLA309407

directions to this property:

Proceed out of Blaby along the Lutterworth Road, turn right into Grove Road and proceed straight over the roundabout. On entering Whetstone take the second left into Cambridge Road, continue through the village of Cosby onto Park Road. At the junction turn left into The Nook and right into Broughton Road which continues into Cosby Road. At the traffic light junction continue ahead and then turn right onto Main Street, then left onto Broctone Drive 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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