



**Connells**

Buxton Crescent  
Broughton Astley Leicester



# Buxton Crescent Broughton Astley Leicester LE9 6TD

for sale  
**£260,000**



## 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 three bedroom semi-detached property is situated in the sought after location of Broughton Astley. The property is still in it's NHBC warranty and has an en-suite and downstairs cloakroom. Viewing is highly recommended to appreciate the space this property has to offer.

## Agents Note:

The sellers advise that they pay £171 per annum as a contribution towards upkeep.

## Entrance Hall

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

## Downstairs Cloakroom

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

## Open Plan Lounge/Diner/Kitchen

26' 5" x 15' 5" ( 8.05m x 4.70m )

## Kitchen Area

Fitted with matching wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer and double glazed window to the front of the property.

## Lounge/Diner Area

With a double glazed window to the rear, two central heating radiators and double glazed French doors leading out to the rear garden.

## First Floor Landing

With stairs rising from the hallway, central heating radiator and loft access.

## Bedroom One

13' 8" x 8' 6" ( 4.17m x 2.59m )

With a double glazed window to the rear of the property, central heating radiator and door to the en--suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls and heated chrome towel radiator.

## Bedroom Two

8' 9" x 8' 4" ( 2.67m x 2.54m )

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

## Bedroom Three

10' 8" x 6' 9" ( 3.25m x 2.06m )

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

## Family Bathroom

There is a bath with mixer taps, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the front of the property.

## Outside

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

A driveway at the side of the property provides off road parking.

A gate at the side leads to the rear garden which is mainly laid to lawn, patio area, flower beds and timber fencing.

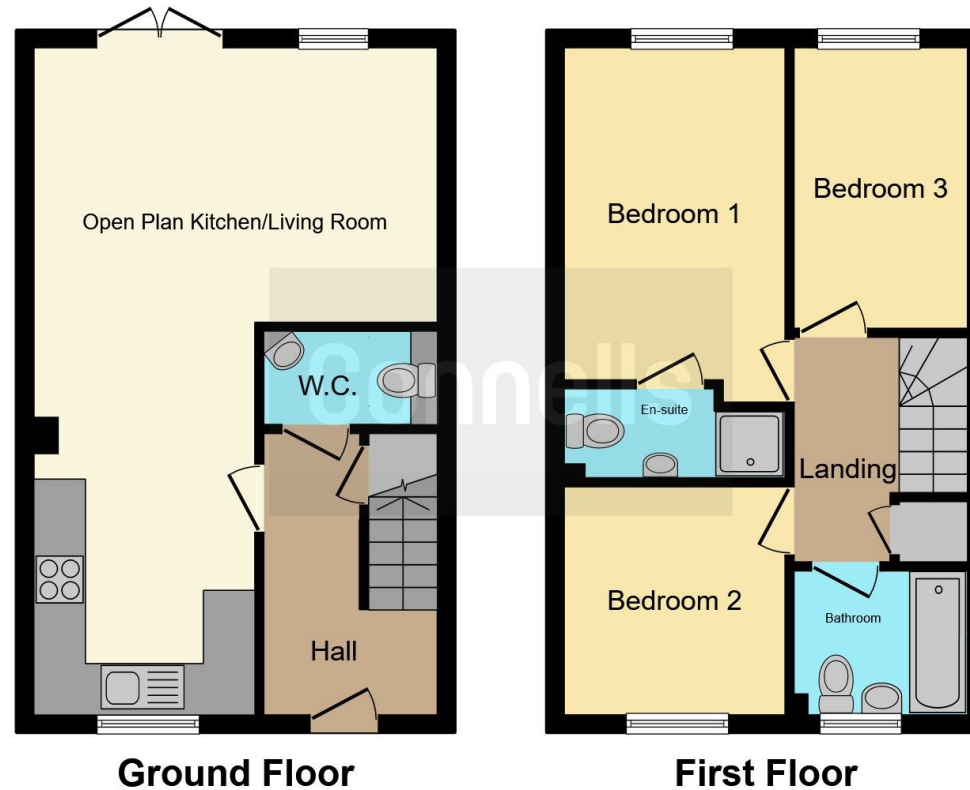












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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#### 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 along to Broughton Astley and turn left at the traffic lights onto Broughton Way A581, then left onto Buxton Crescent where the property is located.

**EPC Rating: B**

Tenure: Freehold



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