



**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 four bedroom detached property is being presented to the market in the sought after location of Broughton Astley. Benefiting from ample and versatile spaces, it makes for an ideal family home. Viewing is highly advised to appreciate what this home has to offer. Call now.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor and under stairs cupboard.

## Cloakroom

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

## Lounge

20' 3" x 11' 8" ( 6.17m x 3.56m )

With a double glazed bay window to the front of the property, log burner, coving to the ceiling, central heating radiator and tv point.

## Office/Garden Room

13' 9" x 10' 6" ( 4.19m x 3.20m )

With a double glazed windows to the rear of the property, double glazed French doors and central heating radiator.

## Kitchen/ Dining Room

19' 10" x 13' ( 6.05m x 3.96m )

Fitted with wall and base units, work surfaces housing the sink drainer, double electric oven, gas hob with cooker hood over, plumbing for a dish washer, integrated fridge freezer, built in microwave, two central heating radiators, spot lights to the ceiling, double glazed window to the rear and double glazed French doors leading out to the garden.

## Utility Room

6' 4" x 5' 6" ( 1.93m x 1.68m )

Fitted with wall and base units, work surfaces, plumbing for a washing machine, central heating radiator and door to the side of the property.

## Study/Downstairs Bedroom Five

9' 1" x 7' 7" ( 2.77m x 2.31m )

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

## First Floor Landing

With stairs rising from the hall, airing cupboard, central heating radiator, two loft accesses - 1 with drop down ladder and is partly boarded (not checked by the agent) and a double glazed window to the front of the property.

## Bedroom One

13' 5" x 10' 2" ( 4.09m x 3.10m )

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

## En-Suite

There is a walk in shower, wash hand basin in a vanity unit, wc, extractor fan, central heating radiator and double glazed window to the rear of the property.

## Bedroom Two

10' 4" x 9' 9" ( 3.15m x 2.97m )

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

## Bedroom Three

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

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

## Bedroom Four

8' 7" x 6' 5" ( 2.62m x 1.96m )

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

## Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, partly tiled walls, chrome heated towel rail and double glazed window to the side of the property.

## Outside

At the front of the property there is a driveway providing ample off road parking and mature hedging.

The rear garden has a patio area, lawn, mature shrubs, outside tap, shed and side gate from the front.

## Studio/Playroom

16' 3" x 15' 8" ( 4.95m x 4.78m )

There is power and light, double glazed windows to the side, radiator and loft with drop down ladder and is fully boarded. This room has the potential to become a self contained area. (subject to the necessary permissions).









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)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309324](http://connells.co.uk/Property/BLA309324)**

**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



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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