



**Connells**

Windsor Way  
Broughton Astley Leicester



# Windsor Way Broughton Astley Leicester LE9 6TN

for sale offers in excess of  
**£230,000**



## 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 well presented property is situated in the sought after village of Broughton Astley. The property is spacious throughout with the added bonus of a versatile loft space which has been made into a usable area by the current vendor. Viewing is recommended.

## Entrance Hall

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

## Cloakroom

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

## Lounge/Diner

18' 2" x 10' 10" ( 5.54m x 3.30m )

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

## Kitchen

9' 10" x 8' 1" ( 3.00m x 2.46m )

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



## First Floor Landing

With stairs rising from the hallway and loft access - which has a ladder, is boarded and has power and lighting.

## Bedroom One

11' 7" x 8' 10" ( 3.53m x 2.69m )

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

## En-Suite

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

## Bedroom Two

12' 8" x 6' 7" ( 3.86m x 2.01m )

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

## Family Bathroom

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

## Outside

At the front of the property there is a path leading to the front door with gravelled areas either side.

The rear garden has a patio area, lawn, two sheds, timber fenced borders and gate to the rear parking area.

## Agents Note:

The sellers advise that they pay £105.13 every 6 months as a contribution towards upkeep of the development.



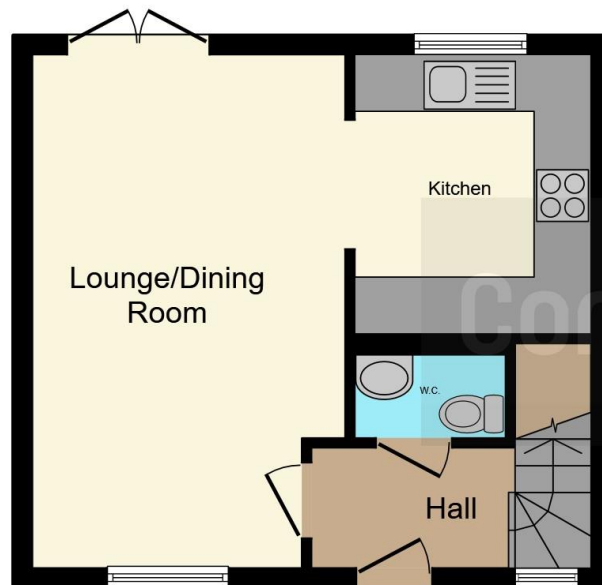




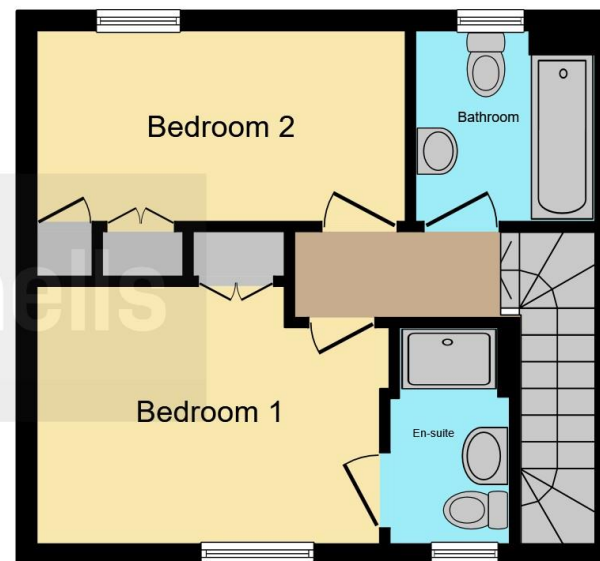








**Ground Floor**



**First Floor**

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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online** [connells.co.uk/Property/BLA309238](http://connells.co.uk/Property/BLA309238)

**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 to Broughton Astley & turn right at the traffic lights onto Broughton Way A581. Turn left onto Coventry Road & right onto Windsor Way where the property is located.

**EPC 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309238 - 0002