



Connells

Uppingham Drive
Broughton Astley Leicester

Uppingham Drive Broughton Astley Leicester LE9 6SG

for sale offers in excess of
£190,000



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 two bedroom mid-terraced is being presented to the market in the sought after area of Broughton Astley. Benefiting from a rear garden and off road parking, this property makes for an ideal first time buy. Viewing is highly recommended - call now.

Entrance Porch

With a door to the side and door through to the lounge.

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

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

Kitchen/Diner

11' 8" x 11' 6" (3.56m x 3.51m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, electric hob, plumbing for a washing machine and dish washer, space for a fridge freezer, central heating radiator, double glazed window to the rear and door to the rear garden.



First Floor Landing

With stairs rising from the lounge.

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

With a double glazed window to the front of the property, built in cupboards, further storage area and central heating radiator.

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m)

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

Bathroom

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

Outside

At the front of the property there is a gravelled area.

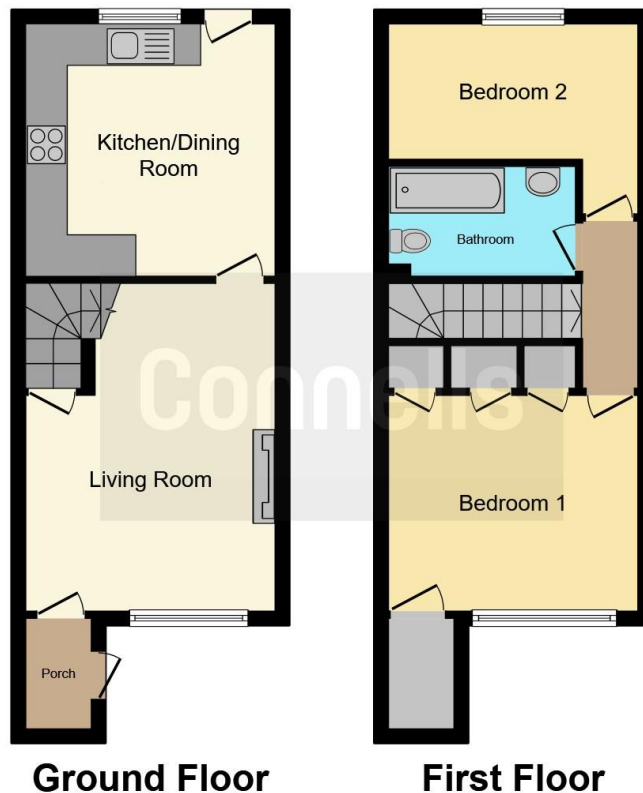
The south facing rear garden has a decking area, outside tap and a rear gate.

There is a driveway providing off road parking for several vehicles with the property.









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/BLA309535

directions to this property:

Proceed out of Blaby along Enderby Road and turn left onto Blaby Bypass. Continue along the A426 Lutterworth Road for some time and at the traffic lights turn right onto Coopers Lane. Continue along to Broughton Astley and follow the road through the village, going straight ahead at the two sets of traffic lights. Take the fifth left turn onto Warwick Road and right onto Uppingham Drive where the property is located.

EPC Rating: C Council Tax
 Band: A

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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