



**Connells**

Murray Close  
Broughton Astley Leicester



# Murray Close Broughton Astley Leicester LE9 6HH

for sale  
**£400,000**



## 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 four bedroom home is situated in the sought after location of Broughton Astley and would make an ideal family home. The property is immaculately presented throughout and is in a cul-de-sac location. Viewing is highly recommended to appreciate the accommodation on offer.

## Entrance Hall

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

## Cloakroom

With a wc, wash hand basin and central heating radiator.

## Lounge

14' 8" x 12' 4" ( 4.47m x 3.76m )

With double glazed patio doors to the rear, gas fireplace, coving to the ceiling and central heating radiator.

## Dining Room

13' 1" x 8' 10" ( 3.99m x 2.69m )

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

## Kitchen

11' 11" x 8' 11" ( 3.63m x 2.72m )

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

## Utility Room

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

## First Floor Landing

With stairs rising from the hallway, airing cupboard with water tank and loft access - which has a ladder and is fully boarded (not checked by the agent).

## Bedroom One

11' 10" x 10' 7" ( 3.61m x 3.23m )

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

## En-Suite

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

## Bedroom Two

11' 1" x 8' 4" ( 3.38m x 2.54m )

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

## Bedroom Three

10' 11" x 8' 11" ( 3.33m x 2.72m )

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

## Bedroom Four

8' 7" x 8' 5" ( 2.62m x 2.57m )

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

## Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, tiled walls, central heating radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is a driveway providing off road parking.

The rear garden has a lawn, mature shrubs, side gate access from the front and timber fencing.

## Garage

17' 2" x 7' 9" ( 5.23m x 2.36m )

There is an up and over door to the front, power and lighting.



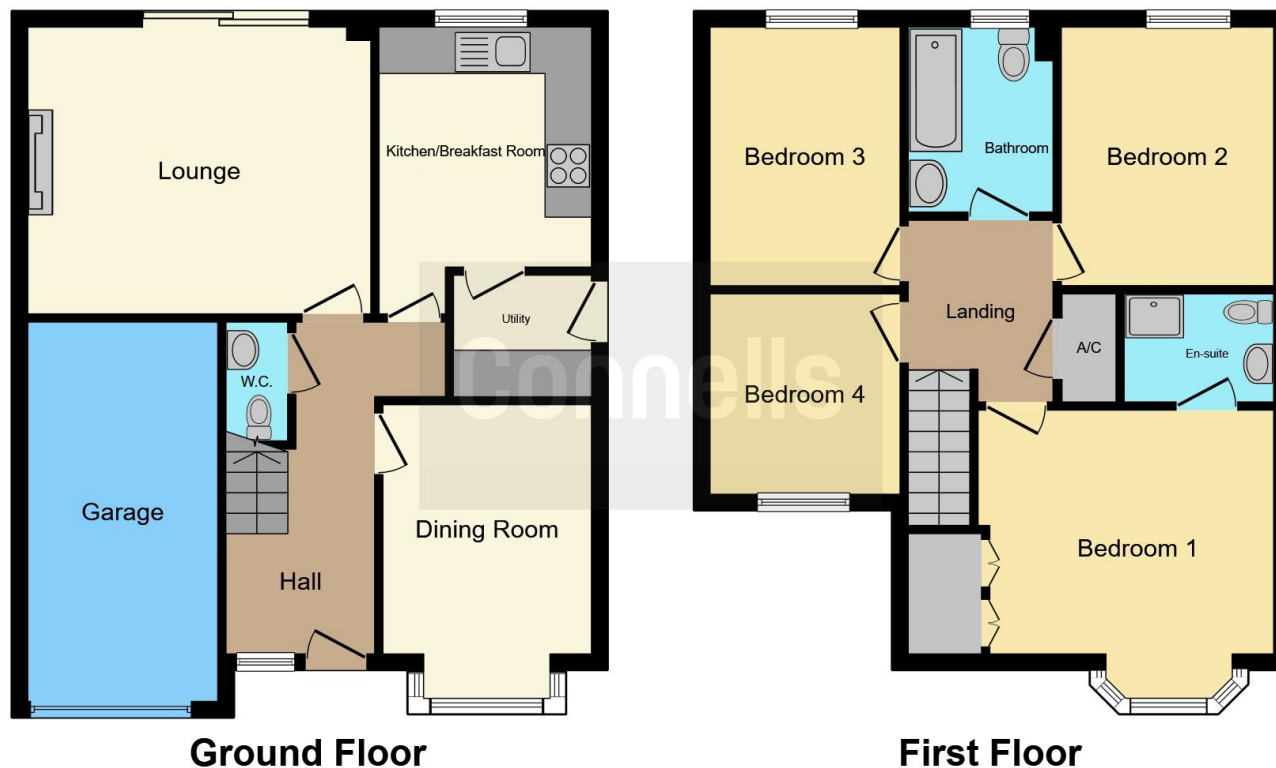












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/BLA309514](http://connells.co.uk/Property/BLA309514)

#### directions to this property:

Proceed out of Blaby along Lutterworth Road joining the Blaby by-pass A426, continue along Lutterworth Road until you reach the traffic light crossroads. Turn right onto Coopers Lane and follow the road into Broughton Astley. Turn left onto Byre Crescent, second left onto Devitt Way and third left onto Murray Close 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.

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: BLA309514 - 0003