



Connells

Pinel Close
Broughton Astley Leicester

Pinel Close Broughton Astley Leicester LE9 6HQ

for sale offers in excess of
£315,000



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 Immaculate three bedroom detached property is situated in the sought after village of Broughton Astley. The property is spacious throughout and also benefits from a downstairs cloakroom. Viewing is highly recommended to appreciate the standard this property has to offer.

Entrance Hall

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

Cloakroom

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

Lounge

15' into bay x 11' 3" (4.57m into bay x 3.43m)

With a double glazed bay window to the front of the property, under stairs cupboard and central heating radiator.

Dining Room

11' 3" x 7' 9" (3.43m x 2.36m)

With double glazed patio doors to the rear garden and a central heating radiator.

Kitchen

11' 9" x 10' 8" (3.58m x 3.25m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, electric cooker and electric hob with cooker hood over, integrated dish washer, space for a fridge freezer, vertical radiator, LED spot lights, tiled flooring and double glazed window to the rear of the property.

First Floor Landing

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

Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m)

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

Bedroom Two

15' 9" x 7' 7" (4.80m x 2.31m)

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

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

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

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, chrome heated towel radiator, partly tiled walls 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 and leads to the garage.

The rear garden has a patio area, astro turf, borders with mature shrubs and fenced borders.

Garage

17' 1" x 7' 10" (5.21m x 2.39m)

With an up and over door to the front, power and lighting and a single door to the rear.









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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA308632

directions to this property:

On leaving our Blaby office continue towards the village of Broughton Astley through Cosby. At the traffic light junction turn left into Broughton Way - follow the road along and turn right into Byre Crescent then right at the shops into Devitt Way. Turn left Geveze Way, then right onto Pinel Close where the property is situated.

EPC Rating: D Council Tax
 Band: 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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