



20 The Fieldway, Broughton Astley, Leicestershire, LE9 6SX

HOWKINS &
HARRISON

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Broughton Astley,
Leicestershire, LE9 6SX

Guide Price: £249,950

Located in a popular residential area, situated on a generous corner plot, this two bedroom detached bungalow benefits from a conservatory to the rear, single garage and off-road parking for numerous vehicles. The property offers comfortable living but would benefit from some updating. No onward chain.

Features

- Popular residential location
- Two bedrooms
- UPVC double glazing
- Conservatory
- Off road parking for numerous vehicles
- Single garage
- Enclosed rear garden
- Generous corner plot
- Close to local amenities
- Some updating required
- No onward chain



Location

Broughton Astley is a large village situated in the southwest of Leicestershire, about 6 miles (10 km) east of Hinckley and about 9 miles (14 km) from the centre of Leicester. It borders the villages of Cosby, Leire, and Dunton Bassett and offers a number of local amenities within the village including local shops, public houses and a brand new Leisure Centre, as well as schools, a village hall for local clubs and activities, and a GP's surgery. Access to London St. Pancras is available from Hinckley station or the main line station in Leicester, with Rugby Train Station providing a regular service to London Euston in just under 50 minutes. Motorway networks are also close at hand via the M69/M1 and M6.



Accommodation

The property is entered through an entrance porch, which in turn provides access to the living room, with small bay window to the front aspect and a door leading through to the kitchen, which is fitted with a range of base and eye level units with complementary work surface over. Fitted appliances include a double oven and a four-ring gas hob with extractor fan over, with space for an undercounter fridge and space with plumbing for a washing machine. A door to the side provides access to the outside. Off the living room, a door leads through to an inner hallway which gives access to both bedrooms and the bathroom. Both bedrooms are located to the rear elevation, with bedroom one directly overlooking the garden and benefitting from built-in wardrobes with dressing area and cupboards above. Bedroom two is also located to the rear with a door leading to the conservatory which has windows to both sides and French doors leading to the rear garden.

Outside

To the front and side of the property, a generous block paved driveway provides parking for several vehicles. The single garage is situated behind double gates located to the side of the property. The rear garden is fully enclosed and laid to lawn with a paved patio area providing space for outdoor seating and dining. To the rear of the garden is a useful timber shed.

Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

Fixtures and Fittings

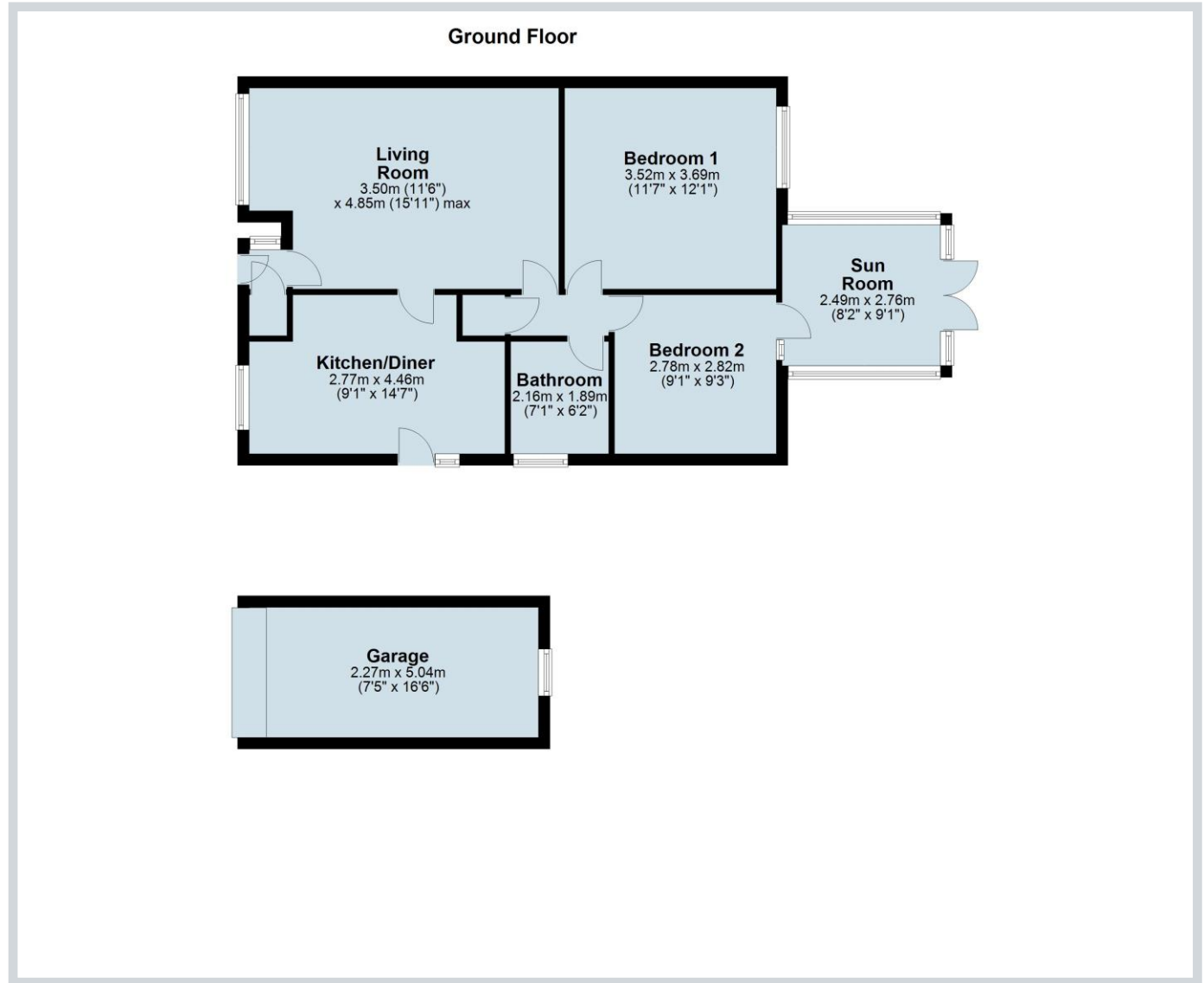
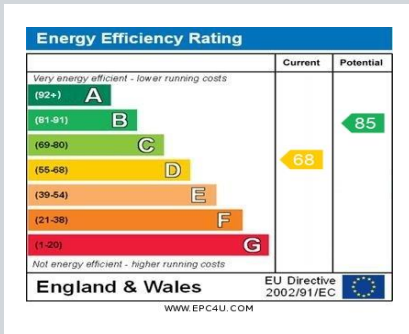
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council 01858 828282.
Council Tax Band – B.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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