



Connells

Manor Farm Close
Broughton Astley Leicester

Manor Farm Close Broughton Astley Leicester LE9 6PZ

for sale offers in excess of
£475,000



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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This spacious dormer bungalow is an ideal property for someone either looking for one level living or a family home. The property commands a corner plot and is well presented throughout. Close to local amenities viewing is highly recommended to appreciate the space this property has to offer.

Entrance Porch

There is a door to the front of the property and door to the hallway.

Hallway

A door from the porch leads to the hallway and there is a cupboard housing the boiler, loft access, stairs to the first floor and central heating radiator.

Lounge

With a double glazed window to the front of the property, fire place, central heating radiator and triple glazed French doors to the side of the property.

Kitchen/Dining Room

Fitted with base units, work surfaces housing the stainless steel sink drainer, island, Aga with cooker hood, space for a fridge freezer, central heating radiator, spot lights to the ceiling, triple glazed windows to the sides of the property, door to the side and triple glazed bi-folding doors to the rear and side of the property.

Utility Room

There are base units, work surface housing the stainless steel sink drainer, plumbing for a washing machine, spot lights to the ceiling and triple glazed window to the rear of the property.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Wet Room

There is a walk in shower, wash hand basin, wc, fully tiled walls, chrome towel radiator and triple glazed windows to the rear of the property.

To The First Floor:

Stairs rise from the hallway to bedroom one.

Bedroom One

With a double glazed window to the rear of the property, central heating radiator and door to the en-suite.

En-Suite

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

Outside

At the front of the property there are steps leading to the front door, a lawn and mature plants and trees.

At the rear there is a driveway providing off road parking and leads to the double garage. A gate leads through to the rear garden which has block paved patio seating areas, a lawn, steps up to a further lawned area, pergola with seating area beneath and mature plants and trees.

Double Garage

There are two electric roller doors and a window at the front.









Ground Floor

First Floor

Total floor area 164.0 m² (1,765 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Blaby Bypass and continue along the A426 towards the village of Dunton Bassett. At the traffic lights turn right onto Coopers Lane and continue through the village of Broughton Astley along Dunton Road which becomes Station Road. This then becomes Broughton Way. Turn left at the traffic lights onto Station Road and Manor Farm Close is on the right hand side where the property is located.

EPC Rating: C Council Tax
Band: D

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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Property Ref: BLA310033 - 0004