



### Property Description

Discover the perfect family home in this spacious three-bedroom semi-detached property, ideally situated on a desirable corner plot within a tranquil village cul-de-sac. Enjoy the serene open green area at the front, enhancing your outdoor experience. The entrance porch leads to a welcoming hall, flowing into a fitted kitchen and a generous lounge that seamlessly connects to a bright conservatory, perfect for relaxation or entertaining. The home features three well-proportioned bedrooms and a stylishly refitted bathroom. With gardens on three sides, off-road parking, and a single garage, this property offers both convenience and comfort for modern living.



**Entrance Porch**

being of double glazed construction.

**Entrance Hall**

having ceiling light point, radiator, staircase to first floor landing with storage under.

**Fitted Kitchen** 3.29m x 2.63m (10' 10" x 8' 8")

having uPVC double glazed window, six ceiling spot lights, range of matching wall and base unit with work surfaces over, single bowl drainer sink with mixer taps, plumbing for automatic washing machine, built in oven, gas hob and cooker hood, integrated dryer and dishwasher.

**Lounge** 4.51m x 4.49m (14' 10" x 14' 9")

having two ceiling light points, radiator, television aerial point, gas fire with surround, uPVC double glazed French doors to...

**Conservatory** 3.25m x 1.88m (10' 8" x 6' 2")

having uPVC double glazed construction with French doors to rear garden.

**First Floor Landing**

having ceiling light point and loft access.

**Bedroom One** 3.58m x 2.79m (11' 9" x 9' 2") plus door recess

having uPVC double glazed window, ceiling light point, radiator, built in cupboard.

**Bedroom Two** 3.02m x 2.58m (9' 11" x 8' 6")

having uPVC double glazed window, ceiling light point, radiator.

**Bedroom Three** 3.10m x 1.86m (10' 2" x 6' 1")

having uPVC double glazed window, ceiling light point, radiator.

**Refitted Fully Tiled Bathroom**

having opaque uPVC double glazed window, two ceiling spot lights, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

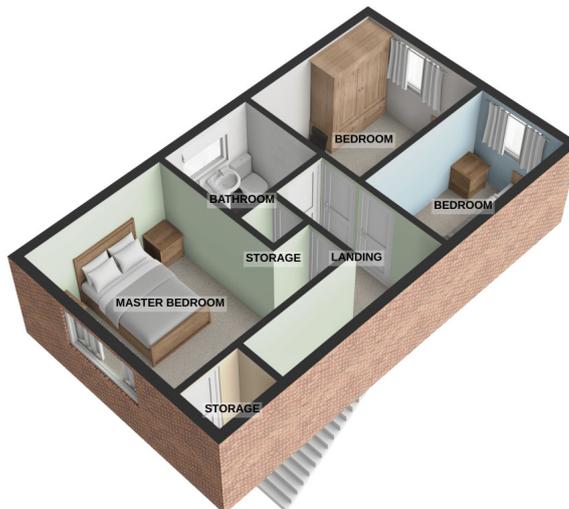
**Outside**

having lawn to front with hedge borders, gravelled off road parking, further off road parking via tar macadam drive which leads to single garage with up & over door, light and power. Further lawn area to side. Enclosed rear garden with gated access, paved circular patio, lawn, borders and bark chipped kids play area.

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2026

3 Deniston Avenue  
Broughton Astley  
LEICESTER  
LE9 6QT

Energy rating

C

Valid until

10 March 2036

Certificate number

0350-2484-9570-2906-2931

