



**Connells**

Cookes Drive  
Broughton Astley Leicester

# Cookes Drive Broughton Astley Leicester LE9 6RH

for sale offers in excess of  
**£270,000**



## 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 well presented semi-detached property is located in a cul-de-sac in the popular area of Broughton Astley, ideally located for easy access to local shops and amenities. Benefitting from three bedrooms, off road parking and an outbuilding - viewing is highly recommended.

## Entrance Hall

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

## Lounge

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

## Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated oven and microwave, integrated hob with cooker hood over, plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, central heating radiator, double glazed window to the rear of the property and French doors leading out to the rear garden.



## First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access and double glazed window to the side of the property.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

With a double glazed window to the front of the property and over stairs cupboard.

## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, fully tiled walls, chrome towel radiator and double glazed window to the rear of the property.

## Outside

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

The rear garden has a patio area, shed, a gate at the side and a gate to the rear to a further parking area.

## Garage Conversion

Has double doors to the front leading out to the garden, electricity connected and under floor heating.

The utility area has electricity connected and a door at the front leading out to the garden.

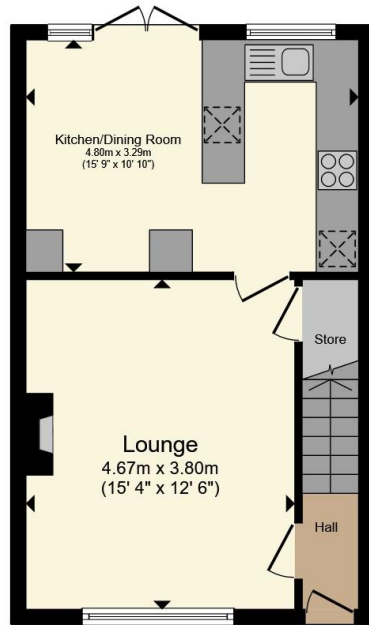
## Agents Note:

the vendor has advised that the Worcester Bosch boiler is 2 years old.

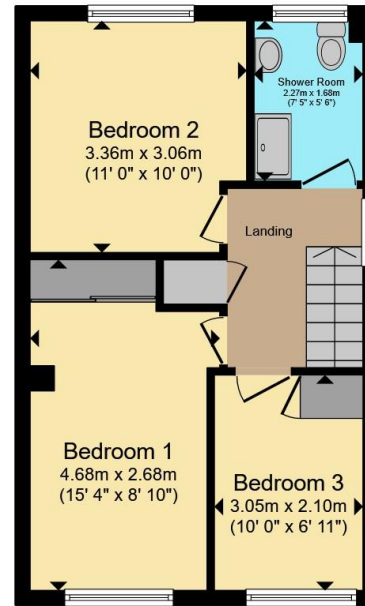




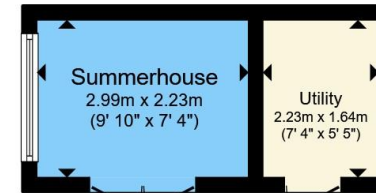




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 86.5 m<sup>2</sup> (931 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](http://www.propertybox.io)



To view this property please contact Connells on

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LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA309898](http://connells.co.uk/Property/BLA309898)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and turn left at the roundabout. Turn right at the sign for Cosby, follow the road through Cosby taking a left at the end of the road and then right onto Broughton Road to Broughton Astley. At the traffic lights continue straight ahead and turn right at the junction onto Main Street then first left into Cookes Drive where the property is located.

EPC Rating: C Council Tax Band: B

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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