



Connells

Muncaster Close
Broughton Astley Leicester

Muncaster Close Broughton Astley Leicester LE9 6HL

for sale offers in excess of
£230,000



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.'

Situated in the sought-after village of Broughton Astley, this attractive three-bedroom semi-detached home offers comfortable and well-maintained accommodation throughout. Boasting a generous rear garden and off road parking via a private driveway. Viewing is highly recommended.

Entrance Hallway

There is a door to the front of the property and stairs rising to the first floor.

Lounge

With a window to the front of the property, coving to the ceiling and archway through to the dining room.

Dining Room

There is an understairs cupboard, coving to the ceiling, central heating radiator patio doors through to the conservatory.

Conservatory

There are windows to the rear of the property, tiled flooring, radiator and door leading out to the garden.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrate electric oven and gas hob with cooker hood over and double glazed window to the side of the property.

First Floor Landing

With stairs rising from the hallway and airing cupboard.

Bedroom One

There are two double glazed windows to the front of the property and 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 rear of the property and central heating radiator.

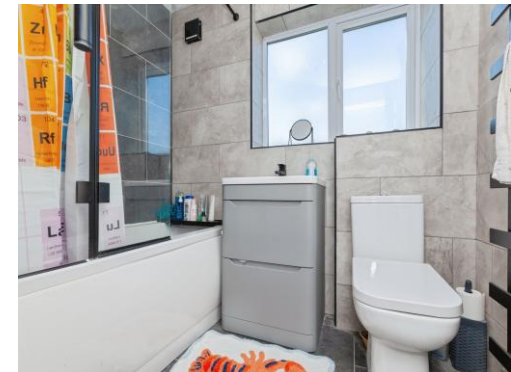
Bathroom

There is a bath with mixer taps, wash hand basin, wc, tiled walls, towel radiator and window to the side of the property.

Outside

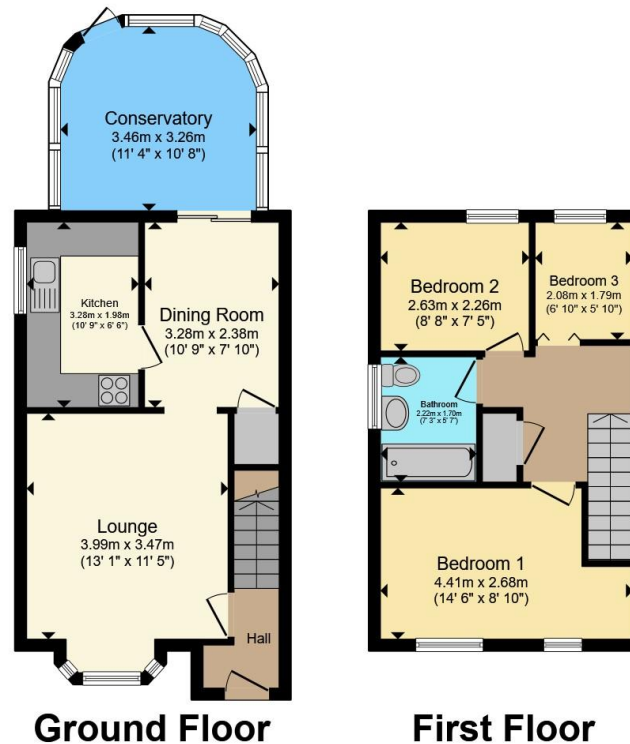
At the front of the property there is off road parking and a path leading to the front door.

The rear garden has a paved patio area, lawn and fencing.









Total floor area 79.1 m² (852 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 towards the village of Broughton Astley through Cosby. At the traffic light junction turn left into Broughton Way and turn right onto Byre Crescent. Take the second left into Devitt Way then second left into Geveze Way and left again onto Muncaster Close where the property is located.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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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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