



**Connells**

Cromford Way  
Broughton Astley Leicester



# Cromford Way Broughton Astley Leicester LE9 6UT

for sale  
**£325,000**



## 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 desirable location of Broughton Astley, this beautifully presented property offers spacious living throughout and a private rear garden. The well proportioned accommodation provides a comfortable and welcoming environment, perfect for modern family living. Viewing is highly recommend

## Study/Office

There is a door and window to the rear of the property.

## Lounge

With windows to the front and rear of the property, fireplace and French doors to the rear of the property.

## Kitchen/Diner

Fitted with matching wall and base units, work surfaces housing the sink drainer, splashback tiling, under unit lighting, plumbing for a washing machine, space for a fridge freezer, integrated double oven and gas hob with cooker hood over, tiled flooring, spot lights to the ceiling, stairs rising to the first floor, windows to the front and rear and French doors to the side leading out to the rear garden.

## Lounge

There are windows to the front and rear of the property, fireplace with feature surround, coving to the ceiling and two central heating radiators.

## Study

There is a door and window to the rear of the property and spot lights to the ceiling.

## Entrance Porch

With a door to the front of the property.

## First Floor Landing

With stairs rising from the ground floor and there is a window to the rear of the property.

## Bedroom One

There is a window to the rear of the property, central heating radiator, is open to the dressing area and door to the en-suite.

## Dressing Area

There is a window to the rear of the property.

## En-Suite

There is a shower cubicle, wash hand basin, wc, tiled walls and window to the rear of the property.

## Bedroom Two

With a window to the front of the property, built in wardrobes and central heating radiator.

## Bedroom Three

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

## Family Bathroom & Shower Room

There is a shower cubicle, wash hand basin, wc, bath with mixer taps and shower attachment, partly tiled walls, two chrome towel radiators and coving to the ceiling.

## Outside

At the front of the property there is off road parking, a car charging point and access to a storage area.

The rear garden has a patio seating area, astro turf, mature shrubs and fenced borders.







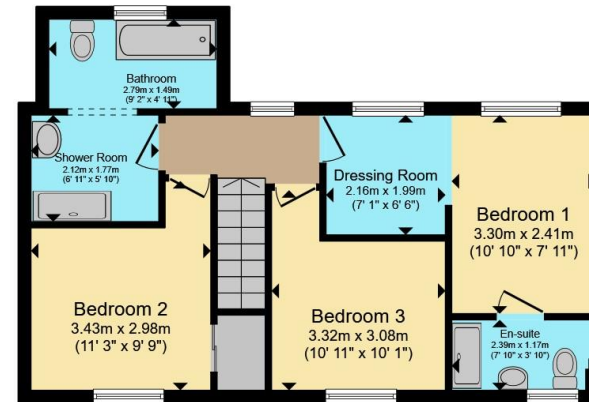








**Ground Floor**



**First Floor**

Total floor area 112.4 m<sup>2</sup> (1,210 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)

**Connells**

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
LEICESTER LE8 4GQ

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA310143](http://connells.co.uk/Property/BLA310143)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA310143 - 0005