



Connells

Horton Drive
Broughton Astley Leicester



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 three bedroom property is situated on a generous sized plot and is well presented throughout. The property is in a quiet location close to local amenities and viewings is highly recommended to appreciate the accommodation the property has to offer.

Entrance Hall

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

Cloakroom

There is a wc, wash hand basin and central heating radiator.

Lounge

There are double glazed windows to the front and side of the property and two central heating radiators.

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven and hob with cooker hood over, central heating radiator, double glazed windows to the front and side of the property and double glazed French doors to the side leading out to the garden.

First Floor Landing

With stairs rising from the hallway, airing cupboard with boiler, loft access and central heating radiator.

Bedroom One

With double glazed windows to the front and side of the property, Sharps fitted wardrobes, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, extractor fan, towel radiator and partly tiled walls.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the front of the property.

Outside

There is a driveway at the front of the property leading to the garage and a gate leading through to the rear garden. There is also an electric car charging point.

The rear garden is south facing and has a composite decking seating area, lawn, flower beds and fenced borders.

Agents Note

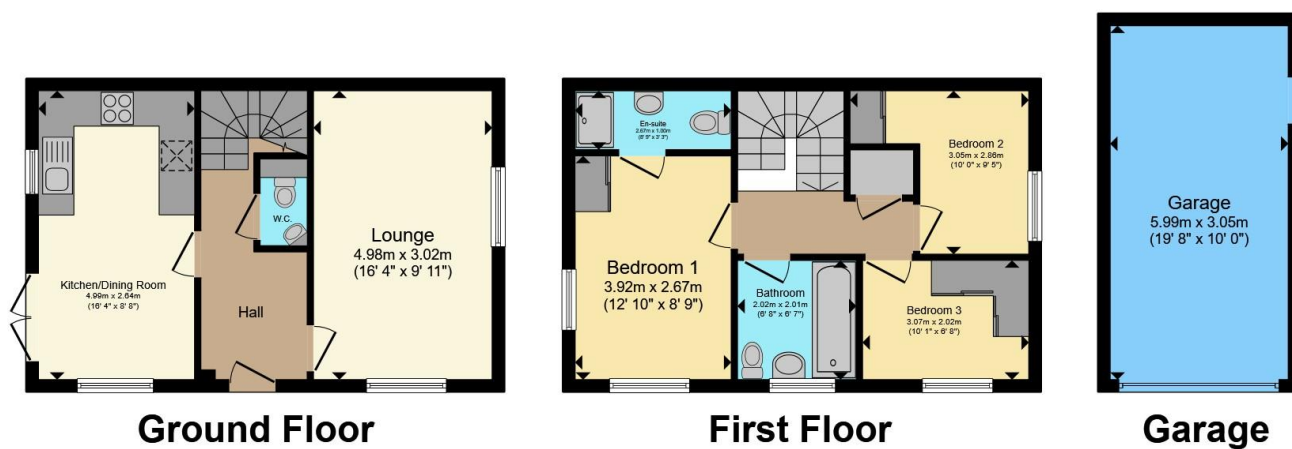
The owners pay £130 per annum towards the upkeep of the estate.

There is a Hive floor by floor heating system.









Total floor area 92.7 m² (998 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



To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309955

directions to this property:

Proceed from the Blaby office along Enderby Road and at the roundabout turn left onto the A426. At the next roundabout turn right onto Grove Road and continue ahead onto Cambridge Road to the village of Cosby where it becomes Park Road. At the end of the road turn left and take the first right onto Broughton Road. Continue along to Broughton Astley and turn left at the traffic lights, then left onto Buxton Crescent. Turn right at the roundabout and follow the road round to the left and Horton Brook Road on the left hand side.

BRV Rating: D
 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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