



**Connells**

Devitt Way  
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 Four Bedroom Detached property would make an ideal family home. Being offered to the market with no onward chain and with versatile downstairs space, this spacious property is one not to be missed. Well presented throughout and ready to move into - call now to arrange your viewing.

## Entrance Hall

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

## Cloakroom/W.C.

There is a wc, wash hand basin in a vanity unit, splashback tiling, chrome towel radiator and double glazed window to the front of the property.

## Lounge

With a double glazed bow window to the front of the property, double glazed patio doors leading out to the conservatory and a central heating radiator.

## Conservatory

A upvc construction with double glazed windows and a door leading out to the rear garden.

## Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and hob with cooker hood over, central heating radiator, door to the side of the property and double glazed window to the rear of the property.

## Utility Room

There are wall and base units, work surfaces housing the stainless steel sink, plumbing for a washing machine, central heating boiler and a door leading out to the rear garden.

## Playroom/Reception Room

With a double glazed window and door leading out to the garden

## Downstairs Bedrm/Reception Rm

A versatile room, there are two double glazed windows to the front of the property and a central heating radiator.

## First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access - which is partly boarded (not checked by the agent) and a double glazed window to the side of the property.

## Bedroom One

With a double glazed window to the front of the property, built in wardrobes in a dressing area, central heating radiator and door to the en-suite.

## En-Suite

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

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, tiled walls, towel radiator and double glazed window to the front of the property.

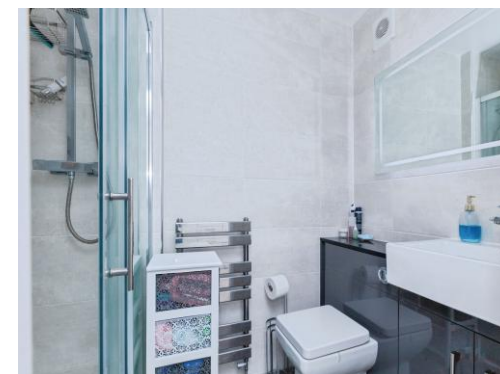
## Outside

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

The rear garden has a patio seating area, lawn, mature planting, decked seating area and timber fenced surrounds.

## Agents Note:

There are Solar Panels on the property.

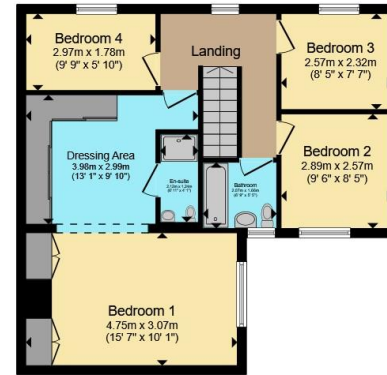








**Ground Floor**



**First Floor**

Total floor area 163.8 m<sup>2</sup> (1,763 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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**view this property online [connells.co.uk/Property/BLA309980](http://connells.co.uk/Property/BLA309980)**

**directions to this property:**

Proceed out of Blaby along Lutterworth Road joining the Blaby by-pass A426, continue along Lutterworth Road passing over the M1 motorway until you reach the traffic light crossroads. Turn right onto Coopers Lane which leads into Broughton Road, then becomes Dunton Road. Turn right onto Byre Crescent and second left onto Devitt Way where the property is located.

EPC Rating: B Council Tax Band: E

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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