



Connells

Holbeck 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 well presented detached family home is located in the popular area of Broughton Astley. Benefitting from three bedrooms, extra study area, cloakroom & utility room - viewing is highly recommended. Call us now to view.

Study

With a double glazed window to the side of the property, built in storage/desk unit, coving and spot lights to the ceiling and a modern vertical central heating radiator.

Inner Hall

There is an under stairs cupboard and doors to the kitchen, cloakroom and utility room.

Kitchen/Diner

Fitted with base units and larder unit, work surfaces housing the stainless steel sink drainer, integrated dish washer, integrated oven and hob, space for a fridge freezer, spot lights to the ceiling, double glazed window to the rear and double glazed French doors opening out to the rear garden.

Cloakroom

There is a wc, wash hand basin and double glazed window to the rear of the property.

Utility Room

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

Entrance Porch

There is a door to the front of the property and a door through to the lounge.

Lounge

With a double glazed bay window to the front of the property, modern vertical central heating radiator, spot lights and coving to the ceiling, stairs rising to the first floor and is open to the study area.

First Floor Landing

With stairs rising from the ground floor and 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 and central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property, built in wardrobes, storage cupboard and central heating radiator.

Bedroom Three

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

Family Bathroom

There is a 'P' shaped bath with shower over, wash hand basin, wc, composite wall panels and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing ample off road parking. There is a storage area behind the garage door.

The rear garden has a paved patio seating area, lawn, raised beds with mature plants and trees and there are fenced borders.

Storage Area

Has power and lighting.

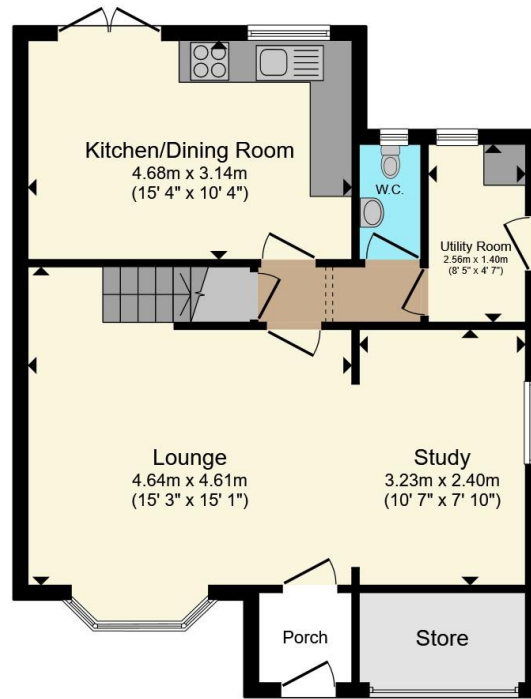
Agents Note:

There was a new boiler fitted in August 2025.

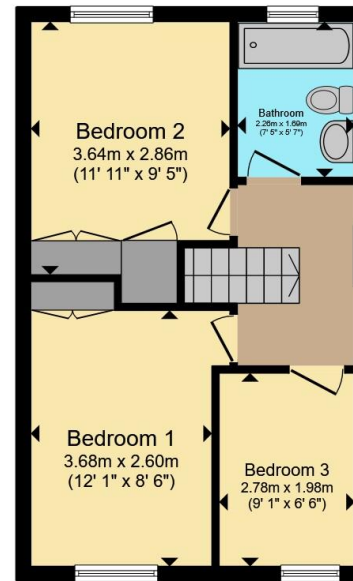








Ground Floor



First Floor

Total floor area 92.8 m² (999 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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA310087

directions to this property:

Proceed from the Blaby office along Enderby Road and at the roundabout turn right 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 first right onto Broughton Road. Continue along to Broughton Astley and turn left at the traffic lights onto Broughton Way A581. Turn left onto Swannington Road, right onto Croft Way, then left onto Holbeck Drive where

the Property is located.
 Council Tax Band: C

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA310087 - 0003