



Connells

Buxton Crescent
Broughton Astley Leicester

Buxton Crescent Broughton Astley Leicester LE9 6TB

for sale guide price
£485,000



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.'

This family home offers versatile accommodation and a room to suit every aspect of modern family life. Beautifully presented throughout, the property provides generous living space, making it an ideal choice for growing families. Outside there is a substantial rear garden, perfect for entertaining,

Entrance Hall

With a door to the front of the property, alarm panel, central heating radiator, stairs rising to the first floor and understairs cupboard.

Cloakroom

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

Study

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

Lounge

With a double glazed bay window to the front of the property, two central heating radiator and double doors through to the dining room.

Dining Room

Double doors lead from the lounge, a central heating radiator and French doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, Quartz work surfaces housing the stainless steel sink drainer with a Quooker full system water flexi-tap which has boiling/sparkling/chilled and limescale control system, integrated electric oven and 5 ring gas hob with cooker hood over, integrated microwave, integrated dish washer, spot lights to the ceiling, tile flooring, double glazed window to the rear of the property and French doors leading out to the rear garden.

Utility Room

There are wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, central heating radiator, central heating boiler and door to the side of the property.

First Floor Landing

With stairs rising from the hallway, loft access, airing cupboard housing the water tank and central heating radiator.

Master Bedroom

There is a double glazed window to the front of the property, fitted wardrobes and bedside tables, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle with rain fall shower, wash hand basin in a vanity unit, wc, heated towel radiator and double glazed window to the front of the property.

Bedroom Two

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

Bedroom Three

With 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 shower over, wash hand basin, wc, partly tiled walls, heated towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a path leading to the front door, hedging to the front and mature trees. A driveway provides off road parking and leads to the double garage.

The rear garden has a patio seating area, lawn, Japanese privet privacy trees and fenced surrounds.

Double Garage

With two electric roller shutter doors at the front and a door to the side.

Notes:

The house has a pet friendly alarm.

There are Hilarys perfect fit blinds to all windows and French doors throughout with the bedroom and bathroom ones being electric black out blinds.

Zoned HIVE central heating controls.





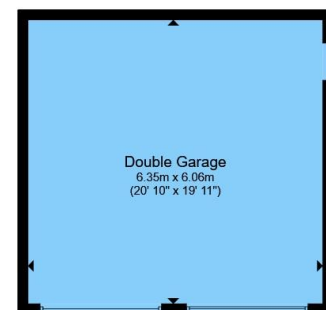




Ground Floor



First Floor



Garage

Total floor area 168.3 m² (1,811 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

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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, then left onto Buxton Crescent following the road around to the right where the property is located.

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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