



- Extended well presented accomodation
- Close to local amenities
- Conservatory & ground floor cloakroom

**13 Blenheim Crescent, Broughton Astley, Leicestershire, LE9 6QL**

**£335,000**

Wright & Wright are pleased to offer for sale this splendid extended detached property in one of the villages sought after locations with easy walking access to the Village hub and local schools. uPVC double glazing and gas central heating. Entrance hall, cloakroom, lounge, kitchen and conservatory. Three bedrooms, refitted 2019 bathroom. Off road parking, single garage. Gardens front & rear. Viewing recommended.



## Property Description

### Entrance Hall

having ceiling light point, single panelled radiator, wood paneling to dado rail height and mosaic styled tiled flooring.

### Cloakroom

having uPVC double glazed window to side aspect, ceiling light point, heated towel rail, two piece suite comprising low level flush wc and wash hand basin.

### Kitchen

13' 3" x 8' 10" (4.04m x 2.68m) having uPVC double glazed window to front aspect, four ceiling spot lights, tiled flooring, single panelled radiator, part glazed door to side, range of matching wall and base units, with display shelving and useful pullout pantry trays. Integrated dishwasher and fridge/freezer, cooking range with hood over and Belfast style sink unit with mixer tap.

### Spacious Lounge

20' 9" x 11' 5" (6.32m x 3.49m) having uPVC bifold doors, two ceiling light points, coving to ceiling, dado rail, two radiators, wooden flooring, fireplace with wooden mantle and slate hearth and inset log burning effect gas fire with stove top.

### Conservatory

10' 7" x 9' 11" (3.22m x 3.01m) having ceiling light point, wooden flooring and double panelled radiator. uPVC French doors to garden.

### First Floor Landing

having uPVC double glazed window to side aspect, ceiling light point, loft access point and built in airing cupboard.

### Master Bedroom

12' 9" x 9' 2" (3.89m x 2.8m) having uPVC double glazed window to rear aspect, ceiling light point, picture rail, single panelled radiator.







### Bedroom Two

11' 5" x 8' 7" (3.47m x 2.61m) having uPVC double glazed window to rear aspect, ceiling light point, single panelled radiator, built in double wardrobe.

### Bedroom Three

9' 2" x 7' 10" (2.8m x 2.38m) having uPVC double glazed window to front aspect, ceiling light point, wood paneling to half wall height, panelled radiator.

### Refitted 2019 Bathroom

having uPVC double glazed window to front aspect, ceiling light point, two wall light points, heated towel rail, partial tiling to walls and three piece suite comprising high level flush wc, wash hand basin and walk in shower area.



### Outside

having off road parking for several vehicles and access to garage with up & over door, light, power, plumbing and pedestrian side door. Lawned garden with borders and dual access either side via gates to enclosed rear garden. Rear garden with timber decked patio, paving, lawn and garden essentials.



GROUND FLOOR  
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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100 Castle Street, Hinckley,  
Leicestershire, LE10 1DD

[www.wright-wright.co.uk](http://www.wright-wright.co.uk)  
[sales@wright-wright.co.uk](mailto:sales@wright-wright.co.uk)  
01455 250088

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