



24 Pinel Close, Broughton Astley, Leicester. LE9 6HQ

- Well Presented Extended Three Bedroom Detached Property
- Sought After Cul De Sac Location In Broughton Astley
- Ent Hall, Cloaks/Wc, Living Room
- Dining Area, Extended Rear Kitchen
- Landing, Three Good Size Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing , Garage, Rear Garden
- Internal Viewing Essential To Appreciate Style, Size And Layout
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Well presented extended three bedroom detached property in this sought after cul de sac location in Broughton Astley. An ideal professional or first time buy an internal viewing comes highly recommended to appreciate the size, style and layout. In brief the property comprises of entrance hall with a useful ground floor cloaks/wc. To the front is the welcoming living room with front bay window, understairs store cupboard and open access to the dining area which benefits from sliding patio doors giving access to the rear garden. The ground floor is completed by the extended kitchen which is fitted with a range of base and wall units, oven/hob/extractor and side access door. To the first floor the landing leads to the reconfigured layout including three generous size bedrooms and a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a gravel display area with driveway providing car standing and access to the good size single garage. The rear garden has been designed for ease of maintenance with patio, faux grass and fence surround. EPC rating is D and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

14' 9" max into bay x 11' 3" into rec (4.50m x 3.43m)

Dining Room

10' 8" x 7' 9" (3.25m x 2.36m)

Extended Kitchen

11' 1" x 10' 8" max red to 7'4" (3.38m x 3.25m)

Landing

Bedroom

11' 4" x 9' 7" (3.45m x 2.92m)

Bedroom

15' 8" x 7' 7" (4.78m x 2.31m)

Bedroom

8' 9" x 7' 5" (2.67m x 2.26m)

Family Bathroom

11' 1" x 5' 5" (3.38m x 1.65m)

External

Garage

15' 10" x 7' 10" (4.83m x 2.39m)

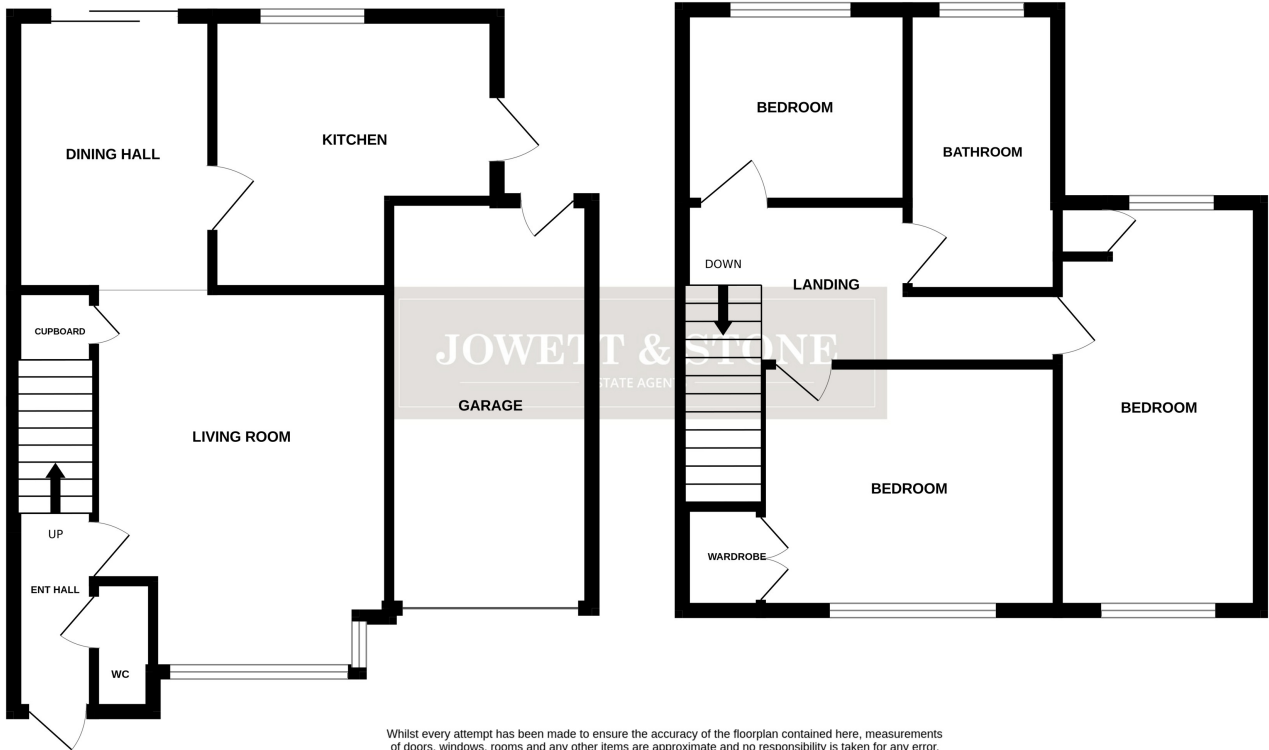
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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