



16 Whinham Avenue, Broughton Astley, Leicester. LE9 6QN

- Extended Three Bedroom Detached Property
- Ideally Positioned In This Sought After Location In Broughton Astley
- Entrance Hall, Cloaks/WC, Modern Kitchen To Front
- 29ft Living/Dining Room, Study Area
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Garage, Rear Garden
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Extended three bedroom detached home located in this sought after location in Broughton Astley. An ideal family home offering spacious accommodation throughout an internal viewing comes highly recommended to appreciate. In brief the property comprises of entrance hall with underfloor heating extending into the kitchen, cloakroom/wc, front modern kitchen fitted with a range of base and wall units, oven/hob/extractor and fitted appliances, there is also a useful side access door. To the rear of the property is the open plan 29ft living/dining/study area which is a great light and airy living space with two windows overlooking the rear garden as well as patio doors leading out. To the first floor the landing gives access to the three bedrooms (bedrooms one and two with fitted bedroom furniture) and the 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 driveway offering frontage and ample off road parking and this leads to the single garage with up/over door. A side gate gives access to the rear garden area with patio, lawn and fence/conifer surround. EPC rating is C and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Kitchen

13' 11" x 8' 8" to back of units (4.24m x 2.64m)

Living/Dining Room/Study

29' 5" x 11' 7" red to 8'6" (8.97m x 3.53m)

Landing

Bedroom

11' 6" x 10' 10" to back of robe (3.51m x 3.30m)

Bedroom

12' 9" to back of robe x 9' 1" (3.89m x 2.77m)

Bedroom

9' 1" x 7' 10" (2.77m x 2.39m)

Family Bathroom

External

Garage

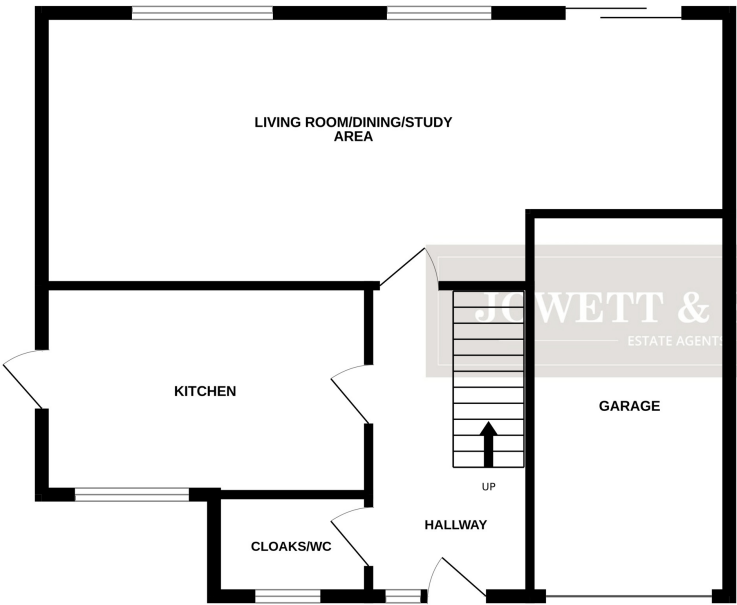
17' 0" x 8' 3" (5.18m x 2.51m)

Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

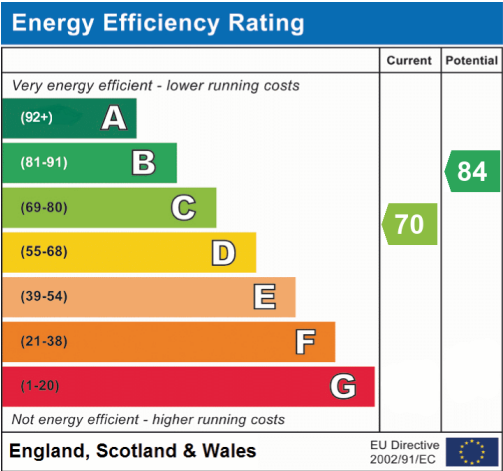


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

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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