















Cromford Way, Broughton Astley,
Leicester, Leicestershire, LE9

**Asking Price: £325,000**

**Tenure: Freehold**

YOUR MOVE

your-move.co.uk



The Property Ombudsman

# Cromford Way, Broughton Astley, Leicester, Leicestershire, LE9

**Asking Price: £325,000 Tenure: Freehold**

Council Tax Band:
EPC Rating: TBC
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

A three-bedroom home for sale in the popular village of Broughton Astley, offering two reception rooms, two bathrooms and flexible family living, within easy reach of local amenities, well-regarded schools and transport links to Leicester, Hinckley, Birmingham, Nottingham and London.

This three-bedroom property is **for sale** in the popular village of **Broughton Astley**, Leicestershire. Offering two reception rooms and two bathrooms, it provides flexible living space suitable for a range of household needs.

The ground floor reception areas lend themselves well to both everyday living and more formal use, with clear potential to create defined zones for dining, relaxation or home working. The three bedrooms provide comfortable sleeping accommodation, while the two bathrooms support practical family living and visiting guests.

Broughton Astley benefits from a good range of local amenities, including supermarkets, independent shops and places to eat along the village centre. Nearby green spaces such as **Frolesworth Road Recreation Ground** and local play areas offer opportunities for outdoor leisure and dog walking.

Schooling in the area is well-regarded, with primary and secondary options in and around the village, including **Hallbrook Primary School**, **Old Mill Primary School** and **Thomas Estley Community College**, making the location suitable for buyers seeking access to education.

For wider travel, the property sits between **Leicester** and **Hinckley**, with road connections via the **B581** linking to the **M1** and **M69**, providing routes towards **Leicester, Coventry and Birmingham**. The nearest mainline rail services can be accessed from **Hinckley** or **Leicester** stations, where direct trains run to **Birmingham New Street**, **Leicester**, **Nottingham** and **London St Pancras**, with typical journey times to London from Leicester of around 70–80 minutes.

This three-bedroom property for sale in Broughton Astley offers practical accommodation with village amenities and transport links within convenient reach.

**Kitchen Dining Room**
24'1" x 8'11" (7.34m x 2.72m)

**Living Room**
20'3" x 12'1" (6.17m x 3.68m)

**Office**
13'9" x 7'10" (4.2m x 2.4m)

**Garage**
7'10" x 6'5" (2.4m x 1.96m)

**Master Bedroom**
10'11" x 7'11" (3.33m x 2.41m)

**Ensuite Bathroom**
7'11" x 3'10" (2.41m x 1.17m)

**Bedroom**
9'9" x 9'1" (2.97m x 2.77m)

**Bedroom**
10'1" x 8'5" (3.07m x 2.57m)

**Bathroom**
9'2" x 4'11" (2.8m x 1.5m)

**Shower Room**
6'11" x 5'10" (2.1m x 1.78m)

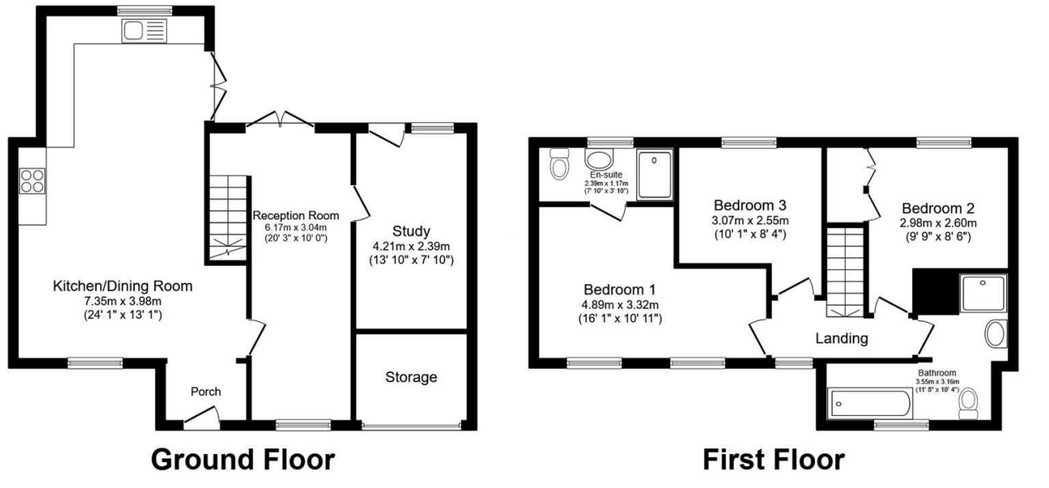
This Your Move branch is operated by National Home Move Limited which is independently owned and operated under a licence from your-move.co.uk Limited. National Home Move Limited is registered in England and Wales with company number 11805074, registered office: 5 Brooklands Place, Brookland Road, Sale, United Kingdom, M33 3SD. VAT Reg No: 315255523. National Home Move Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.




Total floor area 113.9 sq.m. (1,226 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).
Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.