

## 15 Knighton Close, Broughton Astley, LE9 6UG



**£645,000**

Situated in the popular village of Broughton Astley, this exquisite five-bedroom detached executive house is a true gem waiting to be discovered. As you step into the grand reception hall, you are greeted by a sense of elegance and space that flows seamlessly throughout the property. This stunning residence boasts three reception rooms, perfect for entertaining guests or simply unwinding after a long day. The lounge, featuring an inglenook fireplace, exudes warmth and character, creating a cosy ambiance for relaxation. The heart of the home lies in the open plan breakfast kitchen and dining room which opens into a conservatory, where culinary delights are waiting to be created. The adjacent utility room provides convenience and practicality for everyday living. Upstairs, the property offers five generously sized bedrooms, including a main bedroom with a luxurious dressing room and En-suite for added comfort and privacy. Bedroom two also features a dressing room, catering to your storage needs effortlessly. The family bathroom is elegantly designed to offer a tranquil space for relaxation. Stepping outside, the private landscaped garden beckons you to enjoy the outdoors with two patio seating areas and a vegetable plot, perfect for those with green fingers or those who simply enjoy al fresco dining. Parking will never be an issue with a double garage and ample parking space available on the property, ensuring convenience for you and your guests. Don't miss the opportunity to make this house your home and experience the epitome of luxury living in this desirable location.

*Service without compromise*



## Reception Hall



Enter into this spacious reception hall via a composite front door where you will find Luxury vinyl flooring and the staircase rises to the first floor accommodation.

## Cloakroom 4'7" x 4'5" (1.40m x 1.35m)



Fitted with a back to wall WC, wash hand basin set onto a vanity cupboard, Luxury vinyl flooring, radiator and an extractor fan.

## Study 10'9" x 8'4" (3.28m x 2.54m)



Situated at the front of the house this is the perfect space to work from home. Window to the front aspect and luxury vinyl flooring.

## Breakfast Kitchen 24' x 18'10" (7.32m x 5.74m)



This is the heart of the home and is open plan to the dining room. The kitchen is fitted with a wide range of modern cabinets with complimenting surfaces. Stainless steel bowl and a half sink unit. Falcon Range cooker with extractor canopy over. Central island breakfast bar seating with additional storage cupboards and complimenting surface. Integral dishwasher and microwave. Plumbing and space for an American fridge freezer. Travertine flooring.

Breakfast Kitchen ( 2)



Dining Room 12'6" x 10'3" (3.81m x 3.12m)



Open plan to the breakfast kitchen this spacious dining room is the perfect space to entertain friends and family. A set of French doors open into the conservatory.

Conservatory 12'2" x 8'10" (3.71m x 2.69m )



This spacious conservatory has a glass roof, solid oak underfloor heating, blinds to the windows and a set of French doors open into the garden.

Utility 15' x 5'7" (4.57m x 1.70m)



There is space for a washing machine ,tumble dryer and wine cooling fridge. Travertine flooring. There is a window to the side aspect and a personal door that gives access to the double garage.



Lounge 19'3" x 12'9" (5.87m x 3.89m)



This lovely lounge has a fabulous brick inglenook fireplace housing an open fire. Luxury vinyl flooring. A window to the front aspect and a set of French doors open into the garden.

First Floor Landing



With a window to the front aspect. Airing cupboard with double doors. Access to the part boarded loft space via a pull down ladder.

Bedroom One 14'8" x 11'5" (4.47m x 3.48m)



A double bedroom with a window overlooking the garden.

Dressing Area 7'1" x 5'2" (2.16m x 1.57m)



The perfect space has a window to the front aspect and a door opens into the en-suite.



**En-suite 8'3" x 6'10" (2.51m x 2.08m)**



Fitted with a back to wall WC, dual wash hand basins set onto a set bespoke vanity cupboards, corner shower cubicle, chrome heated towel rail, Luxury vinyl flooring, ceramic wall tiles and an opaque window to the front aspect.

**Bedroom Two 17;8" x 13'10" (5.18m;2.44m x 4.22m)**



A double bedroom with a Velux roof window to the rear aspect and a window to the front aspect allowing lots of natural light in. A door opens into a sizable dressing room.

**Dressing Room 10'9" x 8'3" (3.28m x 2.51m)**



This flexible room gives access to bedroom two and has a window to the front aspect.

**Bedroom Three 11' x 10'7" (3.35m x 3.23m)**



A double bedroom with a window overlooking the garden.



## Bedroom Four 8'8" x 7'10" (2.64m x 2.39m)



A double bedroom has a window to the side aspect.

## Bedroom Five 10'7" x 10'7" x 9'5" (3.23m x 3.23m x 2.87m)



A single bedroom with built-in wardrobes and a window overlooking the garden.

## Bathroom



Fitted with a back to wall WC, wash hand basin set onto a bespoke vanity unit, bath with shower and side screen, chrome heated towel rail, ceramic wall tiles, luxury vinyl flooring and an opaque window to the front aspect

## Garden



The landscaped garden has a private aspect is mainly laid to lawn with two paved patio seating areas and mature shrub borders there is a vegetable plot with a greenhouse and a garden shed. Gated side access and an outside tap.





Garden (2)



Garden (3)



Garden (4)



Double Garage & Parking 18' x 17' (5.49m x 5.18m)



The double garage has an two up and over doors and a personal door giving access into the main house. Power and light is connected.



## Floor Plan

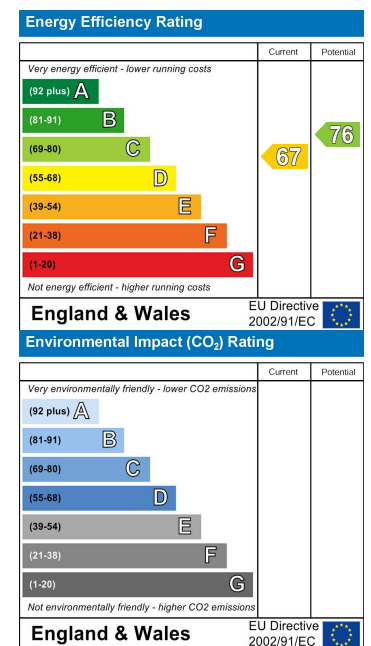


Total area: approx. 242.4 sq. metres (2609.1 sq. feet)  
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## Area Map



## Energy Efficiency Graph



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