



Coventry Road, Broughton Astley, LE9 6QB

Asking price £900,000

Freehold

Taylor's

Est. 1992

Stunning six-bedroom detached home

High quality finish throughout

Loxone system controlling lighting, heating, multiroom audio and more!

Large kitchen/dining area

Four bath/shower rooms

Fully renovated in 2017

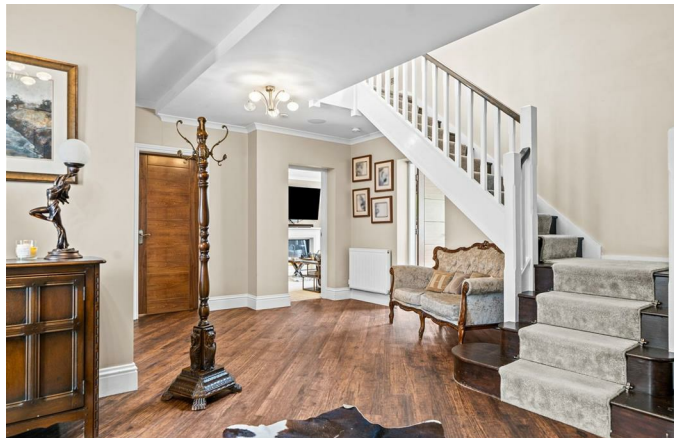
Large rear garden with pond, seating area, bar area and hot tub area

Off-road parking and large garage



Property description

Entrance hall	20'3" x 19'10" (6.19 x 6.06)
Kitchen/diner	29'8" x 17'10" (9.06 x 5.46)
Living/play area	20'2" x 11'5" (6.16 x 3.49)
Utility room	9'11" x 9'1" (3.04 x 2.77)
Downstairs shower room	9'1" x 2'7" (2.77 x 0.81)
Pantry	8'10" x 4'7" (2.70 x 1.41)
Reception/sitting room	16'11" x 12'5" (5.16 x 3.80)
Office	14'9" x 12'5" (4.52 x 3.80)
First floor landing	20'11" x 8'11" (6.40 x 2.74)
Master suite	21'4" x 16'0" (6.52 x 4.90)
Ensuite bathroom	10'5" x 7'7" (3.18 x 2.33)
Walk in wardrobe	10'5" x 8'8" (3.18 x 2.65)
Bedroom	14'8" x 12'7" (4.48 x 3.85)
Ensuite shower room	10'6" x 5'6" (3.22 x 1.69)
Bedroom	16'4" x 12'0" (5.00 x 3.66)
Bedroom	13'5" x 12'9" (4.10 x 3.90)
Family shower room	10'5" x 7'2" (3.18 x 2.20)
Second floor landing	10'7" x 9'2" (3.24 x 2.80)
Bedroom	20'0" x 15'3" (6.11 x 4.65)
Bedroom	22'7" x 13'0" (6.90 x 3.98)



Stunning six-bedroom detached home | Large kitchen/diner with bi-fold doors | Four bath/shower rooms | High-quality home control system | Off-road parking and large garage | Fully landscaped rear garden with outside bar and hot tub area | Please get in touch to arrange your visit!

We are absolutely delighted to present this truly wonderful six-bedroom detached home, situated in Broughton Astley which is in the Harborough district of South-West Leicestershire.

Overview:

Welcome to this exquisite six-bedroom detached family home, located in the highly sought-after village of Broughton Astley. This stunning property, fully renovated and extended in 2017 to an extremely high standard, offers the perfect blend of modern luxury and energy efficiency. Featuring a state-of-the-art Loxone home automation system and solar panels, this home provides unparalleled comfort, safety, and sustainability.

Exterior and Garden:

- The property boasts a beautifully landscaped rear garden, ideal for family gatherings and outdoor entertainment. The garden includes a charming wooden pergola with cozy seating, perfect for relaxing on warm evenings.
- A large patio area with outdoor dining space overlooks the well-maintained lawn, providing a perfect spot for summer barbecues.
- High-specification HD cameras surround the property, supported by 24-hour recording,

ensuring peace of mind and security.

- The front of the house features ample parking space and a neatly trimmed hedge, offering both privacy and curb appeal.

Interior:

- Ground Floor: The spacious ground floor includes a welcoming foyer, an elegant sitting room, and a dedicated office. The living room and dining area are perfect for entertaining, featuring large sliding doors that open onto the garden, creating a seamless indoor-outdoor flow.

- Kitchen: The heart of the home is the expansive kitchen, fitted with high-end appliances and a central island. It boasts ample storage, sleek countertops, and a breakfast bar for casual dining.

- First Floor: The first floor comprises four generously sized bedrooms, including a luxurious master suite with a walk-in closet and en-suite bathroom. There is also a second large double bedroom with an en-suite shower room and additional 2 double bedrooms which share a well-appointed family bathroom.

- Second Floor: The top floor offers two additional bedrooms and a versatile space that can be used as a guest suite, playroom or a second home office.

Loxone Home Automation System:

The Loxone system integrates intelligent lighting, zoned heating, multiroom audio, and security features throughout the home. Motion sensors in each room control lighting, heating,

fire detection, home security, and entertainment systems. Despite its advanced capabilities, the application is user-friendly, ensuring ease of use for the entire family.

Energy Efficiency:

- Solar Panels: The home's solar panels significantly reduce its carbon footprint. During winter, the system force charges the batteries at night using reduced energy rates, ensuring efficient energy use throughout the day. In summer, the property is powered by sunlight, maximizing energy savings.

Additional Features:

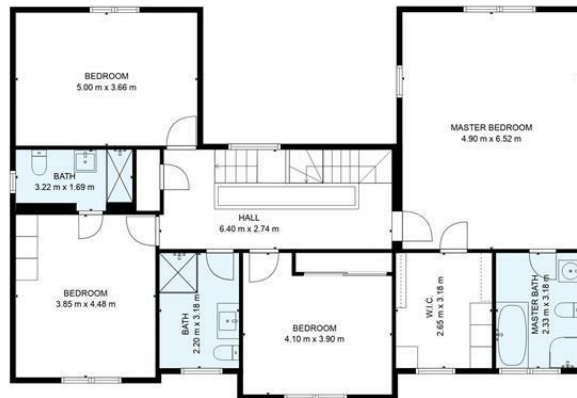
- Renovation and Extension: Fully renovated and extended in 2017, the property combines classic charm with modern amenities, ensuring a luxurious living experience.
- High-Quality Finishes: Attention to detail is evident throughout the home, with high-quality finishes and stylish décor in every room.

This exceptional property is a rare find in Broughton Astley, offering a unique combination of elegance, modern technology, and eco-friendly living. Don't miss the opportunity to make this your dream home. Contact Taylors Estate Agency today to arrange a viewing.

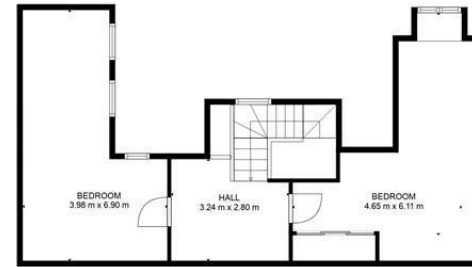




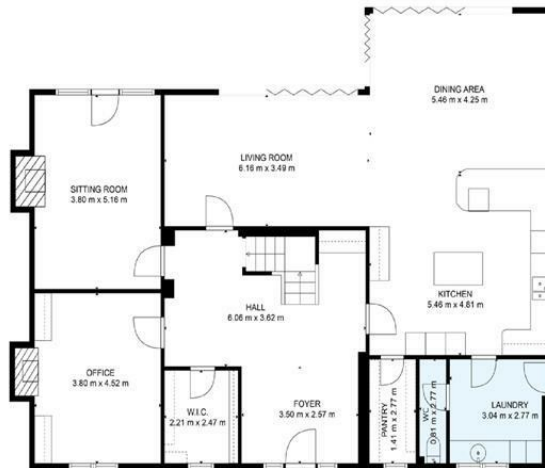




FLOOR 2



FLOOR 3



TOTAL: 345 m2

FLOOR 1: 164 m2, FLOOR 2: 135 m2, FLOOR 3: 46 m2
 EXCLUDED AREAS: FIREPLACE: 2 m2, LOW CEILING: 13 m2

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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