

Room Sizes

Entrance Hall

Downstairs WC

7'0" x 3'0"

Playroom/Study

11'10" x 9'0"

Breakfast Kitchen

20'0" x 10'0" max

Utility

11'7" x 5'0" max

Lounge Diner

19'0" x 11'6" min

First Floor Landing

Bedroom One

14'0" x 11'6" max

En Suite Shower Room

6'0" x 5'0"

Bedroom Two

11'7" x 10'0" max

Bedroom Three

11'8" x 9'0" max

Bedroom Four

9'0" x 9'0"

Family Bathroom

8'0" x 6'0" min

Double Garage

17'0" x 17'0"



Queen Elizabeth Crescent, Broughton Astley, Leicester LE9 6TP

£485,000

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Stunning Detached Family Home On A Corner Plot
- Grand Entrance Hall, Downstairs WC & Playroom/Study
- Spacious Lounge Diner With Bay Window & Patio Doors
- Modern Breakfast Kitchen & Separate Utility
- Four Double Bedrooms, En Suite Shower Room & Family Bathroom
- Double Garage & Parking For Several Cars
- Metal Gated Frontage & Landscaped Rear Garden With Hot Tube Area
- 6 Years Remaining NHBC .
- Viewing Is Essential As Photo Do Not Do This Home Justice. Please note this property is subject to a site management payment of approx tbc per annum, please call our Blaby Office for more details.
- EPC Rating - B, Council Tax Band - F & Freehold

Location Is Everything

Broughton Astley boasts three reputable Primary Schools and the highly regarded secondary school, Thomas Estley Community College. There is a local bus service which runs throughout the village going into the nearby towns Blaby and Lutterworth. With great links to both motorways and the city centre Broughton Astley has a delightful village centre with a collection of shops, including nest estate agents, hairdressers, a library, garage, cafe and a health centre just to name a few.



Inside Story

This wonderful, detached executive family residence is located on a generous corner plot. This home must be viewed to appreciate the outstanding accommodation, space and versatility it offers. A Perimeter fence surrounds the front of this home giving a sense of privacy with double gates opening onto the driveway. Stepping into the entrance hall, a Wow factor has been created with beautiful flooring and a balustrade staircase that rises to the first floor. Doors lead into your downstairs living and the essential downstairs cloakroom. A wonderful home with space in abundance. The playroom/study can be utilised to suit your family's needs. The heart of this home is the breakfast kitchen a social room to enjoy meal times with family & friends. The kitchen itself is fitted with an array of wall and base units with work surfaces and a tiled splash back, sink with drainer and mixer tap, integrated appliances including a fridge, freezer, dishwasher, two oven, gas hob with extractor over and a window with views out to the garden. The utility area where you will find additional wall and base units along with space for appliances and a door leading to the side aspect. The spacious lounge diner has a bay window to the front allowing natural lights to shine through making this a light & airy room to relax after a long day with ample space for a table and chairs having double doors opening onto the garden. Travelling upstairs you will find four double bedrooms, three of them have built in wardrobes with the master bedrooms having a modern en-suite shower room. The family bathroom comprises of a four piece suite, having a shower cubical, bath, low level wc and wash hand basin. Externally this home has much to offer with a pretty enclosed rear garden mainly laid to lawn with a patio area for outside dining during the warmer months and a space for a hot tub if so desired. The double garage is located behind gates with off-road parking for several cars.

