

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Entrance Hallway

8'7" x 8'3"

### Living Room

21'7" max x 15'3" max

### Dining Room With Reading Nook

21'4" x 10'8"

### Extended Dining Kitchen

22'4" x 10'9" max

### Rear Lobby

9'0" x 3'8"

### Utility Room

5'8" x 5'6"

### Downstairs WC

5'6" x 2'9"

### First Floor Landing

14'8" max x 8'7" max

### Bedroom One

15'4" x 11'8"

### Bedroom Two

11'9" x 10'9"

### Bedroom Three

11'9" x 9'4"

### Family shower Room

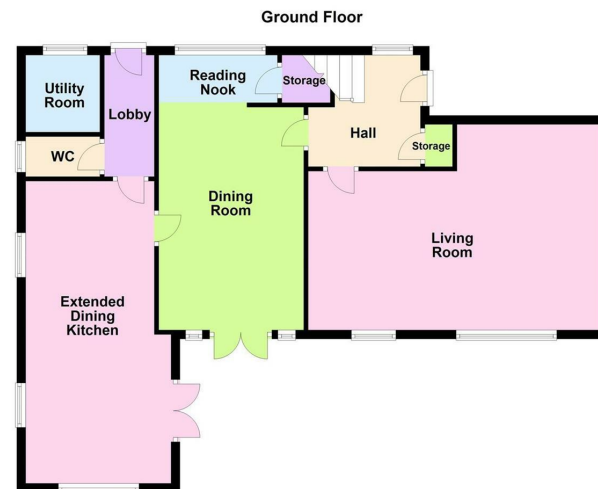
8'8" x 7'6"

### Triple Garage

30'5" x 26'3"

### Outbuilding

11'9" x 6'5"



**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?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**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.

Coventry Road, Broughton Astley, Leicester LE9 6QA

£675,000

# The Story Begins

- Extended Detached Family Home Dating Back To 1942
- Ample Parking, Triple Garage & Outbuilding
- Beautiful & Extensive Grounds
- Planning Permission For Single Storey Dwelling
- Dual Access Driveways From Coventry Road & Warwick Road
- Entrance Hall, Utility Room, Downstairs WC & Lobby
- Living Room & Dining Room With Reading Nook
- Stunning & Extended Dining Kitchen
- Three Double Bedrooms & Family Shower Room
- Energy Rating D, Council Tax Band E, 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, a library, garage, cafe and a health centre just to name a few. A truly lovely place to live.



# Inside Story

“Orchard Cottage” is a charming home nestled within extensive grounds of an old orchard. Dating back to 1942, it was constructed from the original bricks of the labourers’ cottages that previously existed on the site. Subsequent extensions have resulted in this stunning detached home bursting with character. From the moment you enter the property its charm is apparent. There is a triple garage fitted with electric door and also a further outbuilding currently used as a log and coal store. There is plenty of additional parking for cars and room to store a caravan or boat. Upon entering the home through the front door you immediately get a feel for just how inviting it is. There is an oak staircase leading to the first floor and a coats/shoe storage cupboard. The living room is a bright yet cosy space with an inglenook fireplace containing a multi-fuel burner. French doors open onto a patio area from the spacious dining room. There is a feature fireplace containing a log burning stove and a cosy snug area. The dining kitchen will not disappoint you, the stunning refitted units have quartz work surfaces and a double butlers sink, integrated appliances include, fan oven, microwave/grill, warming drawer, hob and extractor fan as well as a dishwasher, fridge, freezer and wine cooler. There is an island for informal dining. French doors and Velux windows allow natural light to flood through. This area benefits from underfloor heating. Via the lobby there is access to both the utility room and WC. This area also has underfloor heating. Travelling up to the first floor there are 3 comfortable double bedrooms all with fitted furniture and a stylish refitted family shower room. Externally there are fabulous gardens, with mature hedges, trees, lawns, mature flower beds, pond and a large patio with pergola. A further gated entrance provides yet more parking. Planning permission has been granted for a single storey dwelling. Visit [harborough.gov.uk](http://harborough.gov.uk) using reference 22/00121/FUL.

