

## Room Sizes

### Porch

6'73" x 2'99"

### Sitting Room

15'04" x 11'49"

### Office/Playroom

11'7" x 11'64"

### Inner Hallway

17'32" x 9'35" max

### Utility

8'67" x 5'45"

### Downstairs Shower Room

5'56" x 5'4"

### Snug

12'01" x 11'85"

### Breakfast Kitchen

19'73" x 15'24"

### Dining & Family Area

20'77" x 8'66" max

### First Floor Landing

### Bedroom One

15'24" x 12'99"

### Bedroom Two

11'86" x 11'75"

### Bedroom Three

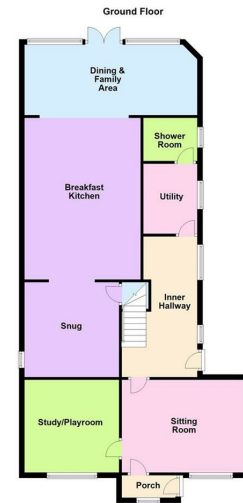
11'59" x 11'59"

### Bedroom Four

11'86" x 9'45" max

### Family Shower Room

9'04" x 6'34"



Old Bramley House, Broughton Astley, Leicester LE9 6PX

£695,000

**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

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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.

# The Story Begins

- A Substantial Detached Family Residence Extensively Renovated Throughout
- Impressive Breakfast Kitchen With Dining/Family Area & Separate Utility
- Sitting Room With Open Fire, Study/Playroom & Snug
- Porch, Inner Hallway & Downstairs Shower Room
- Four Double Bedrooms & Family Shower Room
- Off Road Parking, Detached Single Garage & Enclosed Rear Garden
- Private Road In A Cul De Sac Location
- Sympathetically Modernised While Still Obtaining Original Features
- Viewing Is Essential - By Appointment Only!
- EPC Rating - D, Council Tax Band - D & Freehold

# Location Is Everything

Old Bramley House is located on a private road in one of the most sought after locations in Broughton Astley.

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

Introducing Old Bramley House, a remarkable detached family residence that has been meticulously transformed into an exemplary home by its current owners. Completely renovated throughout & nestled on a private road, this executive property exudes elegance and sophistication, welcoming you to step inside and experience its outstanding accommodation.

Upon entering through the front door, you are welcomed into a charming porch. The sitting room boasts tasteful decor and a central open fire, creating a warm and inviting ambiance. The versatile study/playroom offers flexibility to cater to your family's needs. The inner hallway doubles as a practical boot room, with ample storage for coats and shoes, having stairs leading to the first floor.

The stunning breakfast kitchen and utility area, complete with modern amenities and a seamless flow into the dining and family space. Perfect for both hosting gatherings and enjoying family moments, this area offers views of the garden through its patio doors and floor to ceiling windows. The kitchen features sleek white shaker-style units, luxurious marble-effect countertops, and high-end appliances, including an American fridge freezer and a gas range cooker. For moments of relaxation, or possibly a cinema room retreat to the snug – a cosy enclave within this exceptional home. To the first four spacious double bedrooms. The family shower room is a sanctuary of modern design, boasting a walk-in shower, a washbasin, and a low-level WC.

Outside, the property impresses with off-road parking for 3/4 vehicles, leading to a detached garage, that has been renovated as a adding living space, while the landscaped rear garden has a lawn and a patio area – a paradise for gardening enthusiasts.

Old Bramley House stands as a testament to luxury living, seamlessly blending style, comfort, and functionality to create the perfect family home. Book your viewing today and witness the wow factor for yourself.

