

## Room Sizes

### Entrance Vestibule

### Lounge

13'86" x 10'67"

### Dining Kitchen

13'84" x 8'61"

### Conservatory

13'5" x 9'58"

### First Floor Landing

### Bedroom One

10'98" x 10'66"

### Bedroom Two

11'4" x 7'7" max

### Bathroom

6'38" x 5'81"



Warwick Road, Broughton Astley LE9 6SA

£230,000

**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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**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

- Perfect First Time Home Or Investment Property
- Wonderful End Townhouse
- Cosy Lounge
- Modern Dining Kitchen
- Spacious & Bright Conservatory
- Two Double Bedrooms & Stylish Bathroom
- Off Road Parking
- Pretty Enclosed & Low Maintenance Rear Garden
- Viewing Highly Recommended
- EPC Rating - TBC, Council Tax Band - A & 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.



# Inside Story

This wonderful end townhouse, with its delightful features and prime location, is a dream come true for first-time buyers or those seeking to downsize. As you approach a pebbled driveway welcomes you with ample space for at least three cars, promising convenience from the moment you arrived. The modern and contemporary design that the current owner has achieved is a sight to behold, meticulously presented to create a cosy and inviting home.

The spacious lounge, with natural light from the front aspect, offering a perfect retreat for relaxation. Moving through the house, you discovered the heart of the home - a modern dining kitchen adorned with high gloss units and a contrasting display unit, complete with integrated appliances such as a fridge freezer and dishwasher. There is plumbing for a washing machine, catering to the needs of everyday living. As you explored further, the conservatory providing additional living space with views and access to the garden. Travelling upstairs you will find two double bedrooms and a stylish bathroom comprising of a low level wc, wash hand basin, bath with shower over and glass screen.

Externally this home has a low maintenance landscaped rear garden with mature shrubs, Astro turf, space for a shed and a patio area for outside dining, it really is delightful, there is also a garage that belongs to the property at the back, an early viewing comes recommend.

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