

## Room Sizes

### Hallway

12'3" max x 6'9" max

### WC

4'7" x 2'8"

### Dining Kitchen

18'4" x 9'2" max

### Living Room

15'0" x 11'4"

### Family Area

8'8" x 6'8"

### Conservatory

8'8" x 6'6"

### First Floor Landing

9'1" max x 5'8" max

### Bedroom One With Ensuite

15'0" x 11'6"

### Bedroom Two

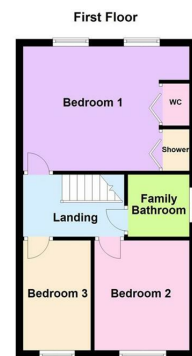
10'7" x 8'7"

### Bedroom Three

10'7" x 6'2"

### Family Bathroom

5'8" x 5'3"



Old Mill Road, Broughton Astley, Leicester LE9 6PQ

£268,950

**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

- Extended Semi Detached Family Home
- Highly Sought After Location
- Solar Panels - Owned Outright
- Ample Driveway & Enclosed Rear Garden
- Entrance Hallway & Downstairs WC
- Fitted Kitchen With Dining Area
- Family Area & Conservatory
- Landing & Family Bathroom
- Three Bedrooms, Main Bedroom With En-Suite
- Freehold, Energy Rating D, Council Tax Band C

# 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

Situated within a sought after part of Broughton Astley stands this semi detached family home. Having been extended to the rear this great property offers well proportioned and deceiving accommodation. On approach to the home you will be greeted with a driveway providing parking for several vehicles. Entering into the hallway there is plenty of space for coat and shoe storage and access into the handy downstairs WC. The kitchen has been refitted and has ample stylish white gloss wall and base units with contrasting work surface and sink drainer. There is an integrated oven, hob and extractor fan as well as space for freestanding appliances and a dining area. The living room is a lovely space that opens out into the family area that has French doors connecting you to the patio area of the garden and the conservatory offers a flexible additional space to be utilised to suit your individual family needs. Travelling up to the first floor landing there are three carpeted bedrooms. The main bedroom stretches across the rear of the home and benefits from its very own shower cubicle, low level WC and wash hand basin. Over in the family bathroom is a modern white suite comprising of pedestal wash hand basin, low level WC and a bath with overhead shower and glass screen, heated towel rail and neutral tiling. Externally to the rear the garden has a real sense of privacy with thanks to the positioning of the neighbouring homes to the rear. There is a side access gate, patio area for dining, lawn space, mature plants and shrubs, greenhouse, garden shed and fenced perimeter. Solar panels have been purchased outright by the current owners are a fabulous addition to this home, benefitting from the reduction in electricity as well as a feeding tariff payment from the grid. Further information can be gained during internal viewing of the home.

