

Room Sizes

Entrance Hall

Downstairs WC

5'23" x 2'94"

Dining Room

10'42" x 8'36"

Kitchen

9'5" x 9'05"

Utility

5'86" x 5'8"

Living Room

14'4" x 11'98"

First Floor Landing

Bedroom One

15'14" x 10'54" max

En Suite Shower Room

6'26" x 4'48"

Bedroom Two

10'81" x 8'87"

Bedroom Three

10'8" x 8'35"

Bedroom Four

8'37" x 8'34"

Family Bathroom

7'65" x 5'98"

Garage

15'9" x 8'04"



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.

Bradstone Close, Broughton Astley, Leicester LE9 6XY

£399,950

The Story Begins

- Stunning Detached Family Home In A Cul De Sac Position
- Entrance Hall & Downstairs WC
- Formal Dining Room With Bay Window
- Modern Kitchen & Utility
- Inviting & Welcoming Living Room
- Four Well Proportioned Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Road Parking & Garage
- Pretty Enclosed Rear Garden
- EPC Rating - TBC, Council Tax Band - D & 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

Welcome to this wonderful detached family home, perfect for creating lasting memories. As you enter into the hallway you will immediately feel at home with oak flooring that runs throughout the majority of downstairs. Stairs rise to your first floor landing and doors lead to your downstairs living and essential downstairs wc. The separate dining room provides the ideal setting for family meals and entertaining friends. The kitchen boasts an array of wall and base units, oak work surface, sink with drainer, integrated oven with induction hob and extractor hood over, space for a fridge freezer and plumbing for a dishwasher. A door leads into the utility providing additional storage space, plumbing for a washing machine and give access to the side of the home. This kitchen and utility are both practical and stylish. Moving on to the spacious living room, you'll find a bright and inviting space that is perfect for relaxation. Sliding doors lead out to the garden, bringing in an abundance of natural light and creating a seamless connection between the indoors and outdoors. Heading up to the first floor, you'll discover four bedrooms, each offering comfort and tranquility. The main bedroom benefits from an en suite shower room & fitted wardrobes. The family bathroom is stylish featuring a white three piece suite including wash hand basin, a bath with shower over and a low level WC. With its pretty flooring and heated towel rail, this bathroom exudes both style and functionality. Outside, this home offers off-road parking for several cars that leads to the single garage with up and over door. To the rear the pretty garden has grass, mature trees and shrubs, patio sitting area and decking with a pagoda over perfect for outside dining. There is a green house and a shed to the side aspect of property. Price Guide £425,000 - £435,000

