

## Room Sizes

### Porch

### Entrance Hall

### Lounge

12'7" x 11'7"

### Kitchen

15'9" x 9'35"

### Conservatory

20'7" x 10'4"

### Bedroom 1

12'92" x 8'9"

### Bedroom 2

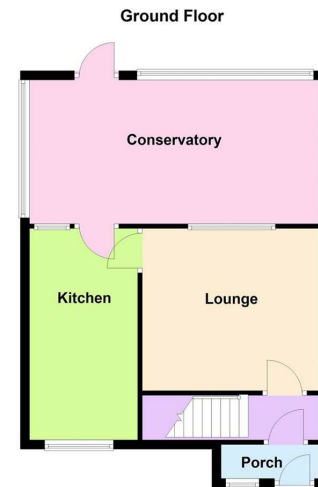
9'4" x 8'7"

### Bedroom 3

6'5" x 7'6"

### Bathroom

5'5" x 7'09"



**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.

Family Home - Aland Gardens, Broughton Astley, Leicester LE9

£269,950<sup>6NE</sup>



# The Story Begins

- Entrance Hallway & Living Room
- Modern Fitted Kitchen With Breakfast Bar
- Spacious & Bright Conservatory
- Three Bedrooms & Family Bathroom
- Ideal Family Home
- Sought After Village Location
- Close to Local Amenities
- Off Road Parking & Garage
- Freehold
- Council Tax B & EPC Pending

# Location Is Everything

This fabulous home is situated in the popular village of 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.



# Inside Story

This wonderful three-bedroom, semi-detached family home offers modern and practical living space, ideally suited for a family to create their new home. As you enter through the handy porch, you're greeted by the inviting entrance hall which features stairs rising to the first floor and provides access to a cosy living room, perfect for family gatherings. From the lounge, you transition into the spacious and modern fitted kitchen. This kitchen is complete with a range cooker space, sink drainer with work surfaces around, a range of wall and base units, space for appliances, and a convenient breakfast bar, making it an ideal spot for morning coffee. An added highlight of this home is the conservatory, overlooking the rear garden. The current occupiers use this versatile space as a dining room, but it could easily serve as an office, play room, or additional living space to suit your needs. Upstairs, the first floor features three comfortable bedrooms, each offering a peaceful retreat. Additionally, the family bathroom comprises of a bath with an overhead shower, WC, wash hand basin, and vanity unit, providing both functionality and style. The rear of the property boasts an enclosed garden, featuring a mix of patio, gravel, and lawn areas, perfect for outdoor entertaining and also a garage. The front aspect of the property includes off-road parking, front garden area part enclosed with a picket fence adding to the home's curb appeal. Viewing is highly recommended to truly appreciate the space and potential this property offers. Don't miss the opportunity to make this wonderful house your new family home.

