

Room Sizes

Entrance Hallway

Lounge
20'4x14

Breakfast Kitchen
25'8x7'9

Dining Room
8'4x7'9

WC

Bedroom One
10'4x8'9

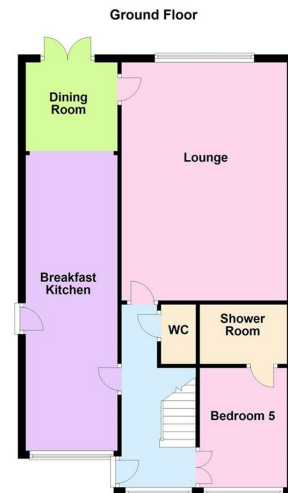
Ensuite
7'8x5'4

Bedroom Two
11'1x7'7

Bedroom Three
8'7x7x7

Bedroom Four
7x6'6

Bathroom
11'6x7



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?

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.

Bromwich Close, Thorpe Astley, Braunstone LE3 3RT

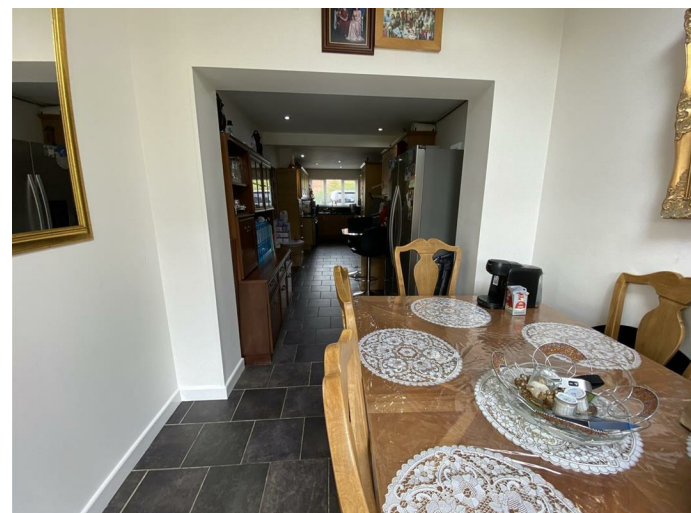
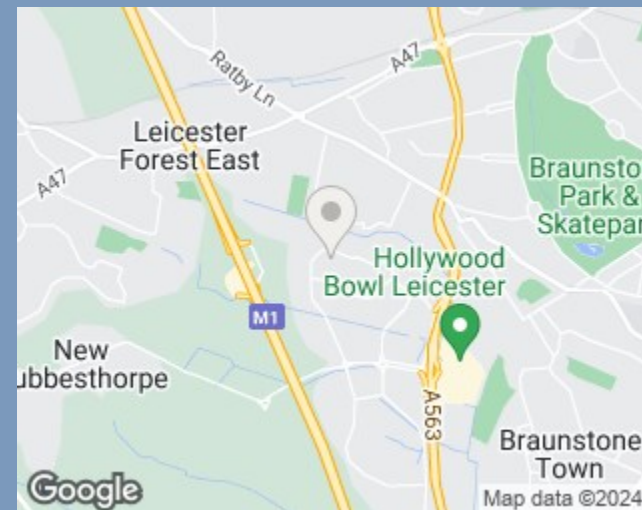
Offers Over £399,950

The Story Begins

- Extended Detached Family Home
- Sought After Location
- Spacious Living Throughout
- Entrance Hallway & WC
- Spacious Lounge With Velux Windows
- Breakfast Kitchen
- Dining Room For Formal Dining
- Garage Converted For Additional Living Space
- Five Bedrooms, Ensuite & Family Bathroom
- EPC Rating TBC & Council Tax D

Location Is Everything

Thorpe Astley is a modern popular residential area, it is extremely convenient for the motorway network and well known for it's easy access to the city centre. Entertainment wise the Meridian Leisure Park is close by and has a Vue cinema and a selection of fabulous restaurants. In terms of shopping you will find that Fosse Park is only a short drive away, with it's array of clothing, sports and home ware shops including a flagship Marks and Spencer store and two large supermarkets. A great place to live.



Inside Story

Nestled in the charming Bromwich Close of Thorpe Astley, Braunstone, this detached house built in 2000 offers a delightful living experience. Boasting two reception rooms, four bedrooms, and two bathrooms across 1,550 sq ft, this property provides ample space for comfortable living.

Upon entering, you are greeted by an inviting entrance hallway leading to a downstairs WC, setting the tone for the rest of the house. The fitted kitchen with a breakfast area is perfect for enjoying morning coffees, while the dining room sets the scene for delightful family meals.

The property's flexible accommodation includes a separate living room for relaxation and a downstairs bedroom with a shower room, offering versatility as a study or playroom. Upstairs, you'll find four well-appointed bedrooms, along with a family bathroom and an en suite shower room for added convenience. Outside, the paved driveway provides parking space, while the landscaped garden is a true gem, featuring an artificial lawn that's easy to maintain. Additionally, the summer house and shed offer extra storage or leisure space, perfect for enjoying sunny days.

This detached home not only offers a convenient location but also a warm and welcoming atmosphere for you and your family to create lasting memories. Don't miss the opportunity to make this property your own and experience the best of British living in this lovely abode.

