

## Room Sizes

### Entrance Hallway

### Lounge Diner

23'9x11'11

### Kitchen

10'5x9'4

### Conservatory

### Downstairs WC

### Bedroom One

10'11x10'4

### Bedroom Two

10'5x10'5

### Bedroom Three

8x7'4

### Bathroom



**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.

Leicester Road, Broughton Astley, Leicester LE9 6QE

Price Guide £300,000

# The Story Begins

- Detached Family Home With Fabulous Possibilities
- Entrance Hall
- Lounge
- Dining Area
- Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Extensive Garden, Drive & Garage
- Freehold & EPC D & Council Tax D

# Location Is Everything

Broughton Astley Village is situated in the rural heart of Leicestershire, offering a quintessential blend of historical charm and modern conveniences. With its historical roots tracing back to Roman times, the village exudes a community atmosphere while providing easy access to larger cities like Leicester and Coventry.

The village features a variety of local amenities including shops, pubs, and restaurants, ensuring residents have all the essentials within reach. At the same time, Broughton Astley maintains a serene environment, characterised by picturesque landscapes, parks, and recreational areas ideal for outdoor activities. Broughton Astley also boasts excellent schools, making it a favored location for families. Community events and local clubs foster a close-knit feel, making it easy for newcomers to feel at home. Overall, Broughton Astley Village offers the charm of country living with the convenience of urban amenities nearby.



# Inside Story

This charming three-bedroom detached house presents a fantastic opportunity for those looking to create their dream home. Located in a non-estate position, the property offers a rare opportunity in a wonderful village. Upon arrival, the entrance hall warmly welcomes you and leads to the first floor. The main living area, with its cozy lounge, boasts a window overlooking the front aspect, while the adjoining dining area offers delightful views of the garden, fostering a peaceful and relaxing atmosphere. The conservatory allows you to enjoy your garden all year, a perfect place to enjoy your garden.

The kitchen, though in need of some updates, comes equipped with wall and base units, cooker point, and plumbing for a washing machine. Just beyond the kitchen is a handy lobby area and a downstairs WC that also provides access to the garage.

Upstairs, you'll find three spacious bedrooms, perfect for accommodating a growing family or creating guest rooms or home office space. The family bathroom completes the upstairs layout, ensuring convenience for daily living.

The outside space of this property is truly breathtaking and ready for some green fingers, featuring an extensive garden ideal for gardening enthusiasts. Mature shrubs and flowers enhance the natural beauty of the serene outdoor space, making it perfect for relaxation and leisure. The property also benefits from off-road parking and a garage, providing ample space for parking and storage.

While this home does require modernising, its generous size, charming features, and potential for personalisation make it an exciting project. It's a lovely home waiting for the right owner to bring out its full potential, blending timeless charm with modern comforts.

