

Room Sizes

Entrance Hall

WC

Lounge 12'10" x 11'5"

Kitchen 10'8" x 6'5"

Dining Room 10'9" x 7'9"

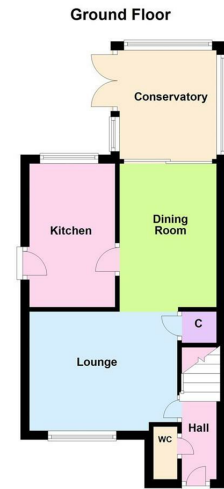
Conservatory 8'1" x 7'3"

Bedroom 1 12'10" x 9'6"

Bedroom 2 8'5" x 7'4"

Bedroom 3 7'5" x 5'9"

Bathroom 6'6" x 5'6"



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.

Devitt Way, Broughton Astley LE9 6NQ

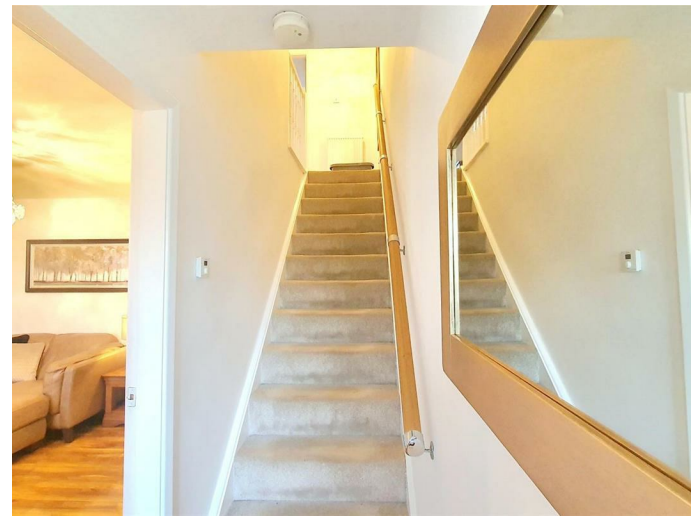
Price Guide £279,950

The Story Begins

- Detached Family Home
- Entrance Hall & Downstairs WC
- Lounge & Separate Dining Room
- Modern Fitted Kitchen
- Bright Conservatory
- Three Bedrooms & Family Bathroom
- Off Road Parking
- Sought After Location
- Freehold - Guide Price £279,950 - £289,950
- Epc Rating D & Council Tax C

Location Is Everything

Broughton Astley is a thriving village located in the Harborough district of Leicestershire. This picturesque village boasts a rich heritage & the village centre exudes a welcoming atmosphere, featuring a delightful mix of independent shops, cafes, and traditional pubs. The village is served by a range of primary and secondary schools, ensuring education for young minds. The presence of parks and playgrounds further enhances the family-friendly environment. Sports enthusiasts can enjoy the Broughton Astley Leisure Centre, which offers gym facilities, fitness classes, and communal spaces for social activities. The village is well-connected by road, with easy access to major motorways such as the M1 and the M69. Broughton Astley truly offers the best of both worlds—a serene rural setting coupled with the amenities and conveniences of modern living.



Inside Story

Fabulous, detached home with undeniable kerb appeal. Stepping through the front door, the entrance hall welcomed visitors, reflecting the meticulous care this home has received. To the left of the entrance hall is a downstairs WC, while directly ahead, a staircase leads to the first floor. The lounge, a cosy haven bathed in natural light from the front windows, featuring a gas marble fireplace as its centerpiece. An understairs cupboard provided hidden storage, and the room's wood style flooring seamlessly extended into the adjacent dining area. The dining room, more than just a place to eat, a space where family dinners and gatherings with friends come alive. Beyond the dining room, the conservatory offers retreat for morning coffee, reading a book, or enjoying views of the garden. The kitchen, with a range of wall and base units, contrasting countertops, and modern amenities including a built-in oven and gas hob. Its elegance was further enhanced by tiled splashbacks, with plumbing for appliances. A door leads to the side aspect. Ascending the stairs to the first floor, a continuation of the home's lovely styling. The master bedroom, equipped with fitted wardrobes offering ample storage space. Two additional bedrooms, ready to be tailored to individual needs. Completing the upstairs is the family bathroom, a three-piece suite with a wash hand basin, a bathtub with an overhead shower, and a low-level WC.

The outside area is an extension of the home's charm with a low-maintenance design, allowing more time for enjoyment and less for upkeep. Features included a patio and decking area perfect for outdoor dining and summer gatherings, along with a sheltered nook on the side of the house ideal for those drizzly British summers. Practicality was evident through the inclusion of a tandem driveway, offering off-road parking for up to two cars and ensuring a warm welcome for guests as soon as they arrived. The English plum tree to the front completes this fabulous home.

