

Room Sizes

Entrance Hallway

11'5 x 6'3

Living Room

15'2 x 10'3

Kitchen & Dining Area

15'3 x 8'3

Downstairs WC

4'7 x 2'8

Bedroom One

12'5 x 8'4

En-suite

8'7 x 6'3

Bedroom Two

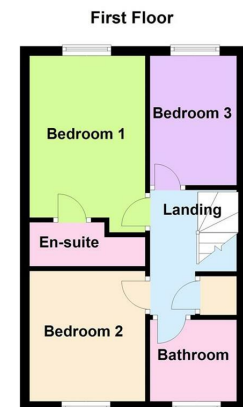
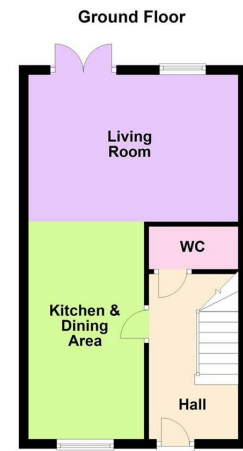
8'7 x 8'1

Bedroom Three

10'5 x 6'4

Bathroom

6'6 x 5'4



Evans Avenue, Broughton Astley, Leicester LE9 6AE

£260,000

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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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.

The Story Begins

- Well Presented Semi Detached Home
- Sought After Modern Development
- Good Size & Enclosed Rear Garden
- Driveway To The Side
- Entrance Hallway & Downstairs WC
- Fitted Kitchen & Dining Area
- Living Room With French Doors To The Garden
- Three Bedrooms, Bathroom & En-Suite Shower Room
- Energy Rating B
- Council Tax Band B & 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 well presented semi-detached home located on Evans Avenue in the delightful village of Broughton Astley. This great property boasts a stylish design and is part of a contemporary Jelson development, ensuring a fresh and vibrant living environment.

Upon entering, you are greeted by a hallway that leads to a convenient downstairs WC with pedestal wash hand basin and low level WC. The modern kitchen with a dining area is perfect for hosting family meals, fitted with wall and base units, work surface and integrated appliances include an oven, hob, extractor fan, dishwasher, fridge freezer and there is also plumbing for a washing machine. The living room features French doors that open up to a lovely garden, allowing natural light to flood the space.

Heading upstairs, you will find a first-floor landing that leads to a family bathroom with white suite and contemporary tiling. There are three bedrooms and the the main bedroom comes complete with an en-suite, providing a touch of luxury and privacy.

Outside, the property offers a driveway to the side, ensuring parking is never an issue. The good-sized rear garden is ideal for outdoor gatherings or simply enjoying a cup of tea in the fresh air. There is a fenced surround and the garden is mainly laid to lawn.

Don't miss the opportunity to make this house your home.

Please note that this property is subject to an annual maintenance fee of £185.00 per year.

