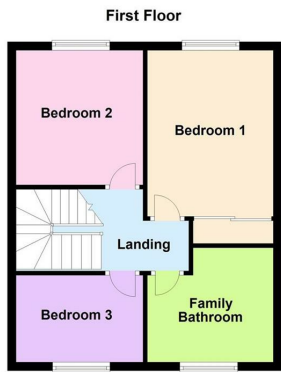
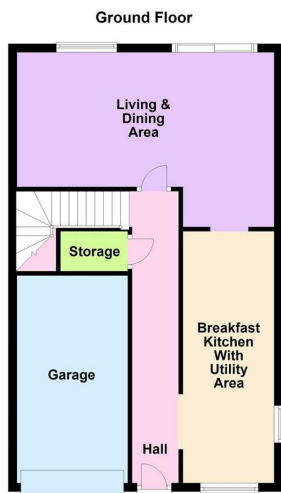


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



# Room Sizes

- Entrance Hallway**  
22'4 x 3
- Breakfast Kitchen With Utility Area**  
19'7 x 6'4
- Living & Dining Area**  
19'1 x 12 max
- First Floor Landing**  
13'4 max x 6 max
- Bedroom One**  
15 max x 8'9
- Bedroom Two**  
9'9 x 9'9
- Bedroom Three**  
10'6 x 6'8
- Family Bathroom**  
8 max x 8 max
- Garage**



**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.

Hawk Close, Broughton Astley, Leicester LE9 6RQ  
£269,950



# The Story Begins

- Well Maintained Semi Detached Family Home
- Delightful Cul-De-Sac Location
- Paved Driveway & Garage
- Pretty & Enclosed Garden
- Hallway & Living & Dining Area
- Breakfast Kitchen With Utility Area
- Family Bathroom With Separate Shower
- Three Double Bedrooms
- Energy Rating C
- 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

Tucked away within the charming Hawk Close of Broughton Astley, this delightful semi-detached house offers a perfect blend of comfort and style. Boasting three generously sized bedrooms, this property is ideal for families looking for a cosy abode to call home.

As you step inside, you are greeted by a tastefully decorated interior that exudes warmth. The entrance hallway sets the tone for the rest of the house, leading you to a well-equipped kitchen featuring shaker wall and base units, work surface, sink drainer and an integrated oven, hob and extractor fan. There is a convenient breakfast bar for those busy mornings as well as a handy utility area for laundry.

The living room area is a perfect retreat, complete with a fireplace for those chilly evenings, while the adjacent dining area with a sliding door offers seamless access to the garden, perfect for entertaining guests or enjoying a peaceful meal al fresco.

Upstairs, you will find three double bedrooms, with the main bedroom boasting mirrored fitted wardrobes, providing ample storage space for your belongings. The family bathroom is a modern sanctuary, featuring a sleek white suite and a separate shower for added convenience.

Outside, the property continues to impress with a well-maintained rear garden that exudes tranquillity and privacy. The mature hedging creates a peaceful oasis, with a lush lawn area, a charming patio for outdoor relaxation, raised flower borders adding a touch of colour.

With the added convenience of a paved driveway and garage, this property offers not just a house, but a place to create lasting memories and truly feel at home.

