

Room Sizes

Entrance Hallway

Downstairs WC

6'6 x 5'1

Living Room

15 x 10'9

Study

10 x 10

Kitchen

22'6 x 10

Living & Dining Area

17'8 x 10'9

Utility

10'9 x 5'7

First Floor Landing

Family Bathroom

9'2 x 6'4

Main Bedroom

11'3 x 10'9

Dressing Room

8'4 x 7'3

Utility Room

7'7 x 5'8

Bedroom Two

13'8 max x 10'9

En-Suite

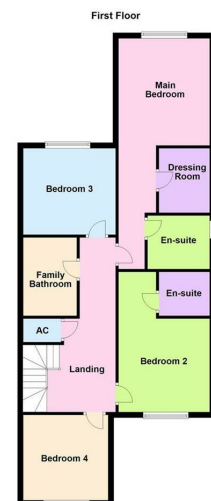
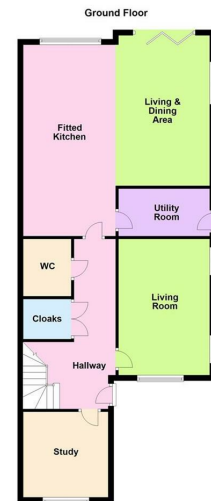
6 x 5'2

Bedroom Three

10'2 x 10

Bedroom Four

10 x 10



Coventry Road, Broughton Astley LE9 6QA

£599,950

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

- Individually Designed & Built Detached Family Home
- Located In A Non Estate Position
- Beautifully Presented Throughout
- Hallway, Downstairs WC, Separate Living Room & Study
- Stylish Open Plan Kitchen With Living & Dining Area
- Family Bathroom, Four Double Bedrooms & Second Bedroom En-Suite
- Main Bedroom With Dressing Room & En-Suite
- Driveway To The Front For Several Vehicles
- Enclosed Garden With Decking, Lawn & Timber Storage
- Energy Rating B, Council Tax Band F & 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. A truly lovely place to live.



Inside Story

Welcome to this exquisite property located on Coventry Road in the charming village of Broughton Astley. This stunning individually designed and built executive detached house has approximately 200sqm of space, offered for sale in fabulous condition and must be viewed internally to truly appreciate. As you step into this beautiful home, you are greeted by a spacious hallway leading to a separate living room and a study - perfect for those working from home. The living dining kitchen just has to be hub of the home. Fitted with stylish wall and base units with a central island it seamlessly flows onto the garden through bi-fold doors, allowing natural light to flood the space. The convenience of a downstairs WC and a utility room adds to the practicality of this home. With modern underfloor heating also spanning the ground floor. Venturing to the first floor, you will find a well-appointed family bathroom with a separate shower, catering to the needs of a busy household. The four double bedrooms offer ample space for relaxation, with the main bedroom boasting a vaulted ceiling, a dressing room, and a luxurious en-suite bathroom. Bedroom two also benefits from its own en-suite, providing privacy and convenience for guests or family members. Outside, this property does not disappoint, with a driveway capable of accommodating several vehicles, a garden featuring decking and a lawn - perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, a 5m x 3m timber storage, approximately 15 sqm provides ample space for all your storage needs. Built in 2021, this property exudes modernity and style, making it a desirable home for those looking for a contemporary living space in a non-estate location. Do not miss the opportunity to make this house your home and enjoy the luxurious lifestyle it has to offer.

