

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 277 2277 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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

15 Harris Close, Broughton Astley, Leicester, LE9 6NL

£1,100

OVERVIEW

- Well Presented Detached Bungalow
- Entrance Hall
- Fitted Kitchen
- Lounge
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Viewing Highly Recommended
- Single Garage
- EPC Rating - TBC , Council Tax Band - C

LOCATION LOCATION....

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.



THE INSIDE STORY

Welcome to this charming detached bungalow located on Harris Close in the village of Broughton Astley. This lovely property boasts two bedrooms, offering convenience and comfort for you and your family.

Situated in a tranquil neighbourhood, this bungalow provides the perfect retreat from the hustle and bustle of city life. With its detached structure, you'll enjoy the privacy and peace that this home has to offer.

Although the exact square footage is not specified, rest assured that this bungalow provides ample space for all your needs. Whether you're looking to relax in the cosy living room, whip up a delicious meal in the kitchen.

Don't miss out on the opportunity to make this bungalow your new home. Embrace the charm of village living while still being within easy reach of local amenities. Contact us today to arrange a viewing and take the first step towards owning your dream home in Claybrooke Parva.

EPC Rating - TBC , Council Tax Band - C

