

Room Sizes

Entrance Hall

13'3" x 33'0"

Living Room

36'2" x 42'8" x 46'0"

Downstairs WC

9'11" x 19'8"

Open plan kitchen diner

69'3" x 26'4" x 36'4"

First floor landing

13'4" x 45'11"

Master bedroom

33'0" x 36'3"

En suite bathroom

9'11" x 36'3"

Second Bedroom

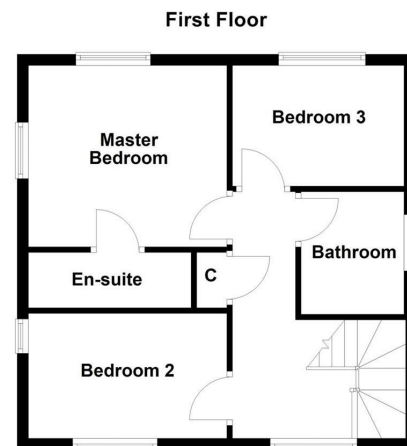
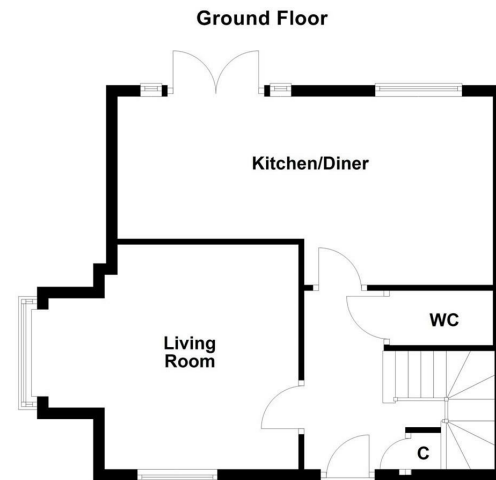
32'10" x 23'1"

Third bedroom

23'1" x 26'6"

Main bathroom

23'2" x 19'11"



Buxton Crescent, Broughton Astley, Leicester LE9 6TB

£330,000

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?

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 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

- Stunning detached family home
- Entrance hallway & downstairs WC
- Large living room
- Open plan kitchen diner
- Three well appointed bedrooms
- Family bathroom & en suite shower room
- Enclosed rear garden
- Driveway providing off road parking & garage
- Located in Broughton Astley
- Energy rating B council tax D

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

Presenting a stunning 3-bedroom detached home built by Jelson, offering high-quality finishes and exceptional living space, perfect for family life.

Upon entering, you are welcomed by a stylish entrance hall with feature flooring, which leads to a convenient storage cupboard and a downstairs cloakroom equipped with a low-level WC and wash hand basin. The spacious living room to the front of the property boasts a charming bay window, creating a bright and inviting atmosphere.

The modern kitchen/diner, fitted with a range of built-in wall and base units, includes an integrated dishwasher and plumbing for a washing machine. There's also dedicated space for a fridge freezer. The adjoining dining area provides the perfect setting for family meals and gatherings.

Moving to the first floor, you will find three well-proportioned bedrooms. The master bedroom offers the luxury of an en-suite shower room. Additionally, the contemporary family bathroom is equipped with a bath, wash hand basin, and low-level WC, ensuring a bright and modern space for all.

Externally, the property features an enclosed rear garden mainly laid to lawn, with an extended patio area ideal for outdoor dining and relaxation. The single garage comes with an up-and-over door, and the driveway provides ample parking space.

This fabulous family home is in beautiful condition, ready to provide comfort and style for its new owners.

Don't miss the opportunity to make this stunning property your own.

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

