

Room Sizes

- Entrance hall**
7'08 x 10'03
- Open plan kitchen living dining area**
25'01 x 27'04 x 12'10
- Utility area**
6'02 x 5'08
- Office**
7'04 x 7'03
- Downstairs WC**
2'11 x 3'05

- Conservatory**
25'06 x 10'01

- Garage**
18'03 x 7'08

- Bedroom One**
10'03 x 11'07

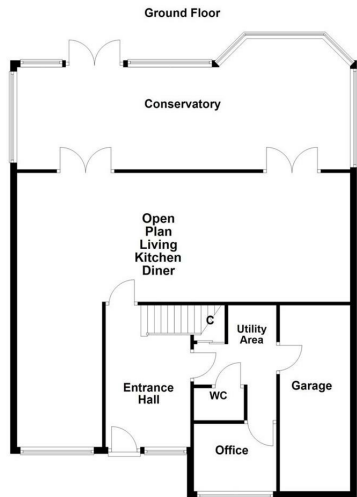
- En Suite**
5'02 x 6'05

- Bedroom Two**
11'02 x 10'03

- Bedroom Three**
13'01 x 9'05

- Family Bathroom**
6'11 x 7'02

- Bedroom Four**
8'02 x 6'11



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.

Hall Farm Crescent, Broughton Astley, Leicester LE9 6UF

£465,000

The Story Begins

- Stunning Four bedroom detached family home
- Entrance hall
- Utility area, Downstairs WC & Office
- Open plan living dining kitchen
- Four well proportioned bedrooms
- Master bedroom with en suite
- Modern Family Bathroom
- Conservatory with tiled roof
- Large driveway & enclosed rear garden
- EER Rating C | Council tax band E

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 in the charming village of Broughton Astley. This stunning detached home is 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 utility area with a downstairs WC equipped with a low level WC and wash hand basin. The spacious utility area has plumbing for a washing machine, space for a tumble dryer and a door giving access to the garage with a corridor to the office perfect for working from home. Back through the hall way into the open plan living dining kitchen just has to be hub of the home. Fitted with stylish wall and base units with a central dining table it seamlessly flows perfect for family entertaining. Through French doors into the conservatory, you are greeted with a large open plan area where natural light floods the space with two sets of double doors into the garden bringing the outdoors in. Venturing to the first floor, you will find a well-appointed family bathroom with a double shower, low level Wc and wash hand basin, catering to the needs of a busy household. The four well proportioned bedrooms offer ample space for relaxation, with the main bedroom boasting a luxurious en-suite bathroom. Outside, this property does not disappoint, with a driveway capable of accommodating several vehicles, a garden featuring patio and a lawn, perfect for outdoor gatherings or simply enjoying the fresh air. Do not miss the opportunity to make this house your forever home.

