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Room Sizes

Entrance Hall

Downstairs WC

Living Room
15'8" x 13'5"

Dining Kitchen
24x10'09

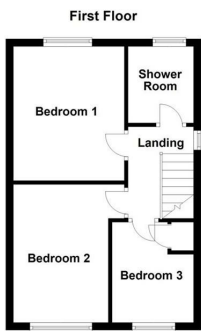
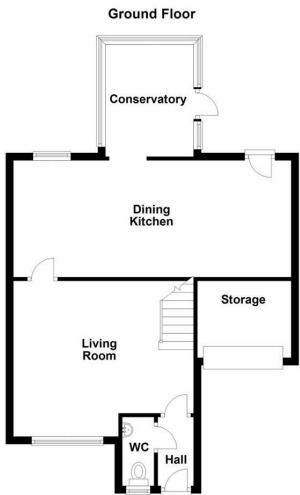
Bedroom One
11'8" x 8'6"

Bedroom Two
11'5" x 9'2"

Bedroom Three
8'10" x 6'6"

Shower Room

Storage



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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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.

Crowfoot Way, Broughton Astley, Leicester LE9 6WR

£289,950

The Story Begins

- Outstanding Contemporary Modern Home Offered For Sale In Show Home Condition.
- Entrance Area, Downstairs Cloakroom
- Lounge
- Wonderful Kitchen with Dining Area
- Conservatory
- Three bedrooms
- Shower Room
- Enclosed Garden
- Off Road Parking, Storage With Electric Door
- Freehold EPC Rating C Council Tax rating C

Location Is Everything

Welcome to Crowfoot Way, set in a fabulous position with a green area to the front. Broughton Astley is a village in South Leicestershire that offers a delightful blend of rural life and modern convenience. The village is home to three primary schools and a highly regarded secondary school, making it an excellent choice for families. Residents benefit from a reliable local bus service that provides easy access to nearby Leicester and Lutterworth. The village centre is vibrant and inviting, featuring a variety of shops, a library, a garage, a café, takeaways, public houses, and a health centre among other amenities. This ensures that everything you need is right at your doorstep, fostering a strong sense of community. Surrounded by countryside, enjoy leisurely walks, a relaxing afternoon in the green spaces, or exploring the local shops, this welcoming village captures the essence of quality living with its friendly atmosphere and convenient location.



Inside Story

Welcome to this stunning modern semi-detached home located on Crowfoot Way. Presented in show home condition throughout, this property showcases contemporary styling that is sure to impress all who visit. Upon entering through the entrance vestibule, you are led into a convenient downstairs cloakroom. The lounge is bright and inviting, with stairs ascending to the first-floor landing. You'll be captivated by the amazing space offered in the family living kitchen. This stunning area features sleek, modern cupboards, a built-in dishwasher, appliance space, a sink drainer, and an oven with an induction hob and extractor above. The adjoining dining area is perfect for entertaining guests or enjoying family meals. Leading off from the kitchen is the conservatory, where you can enjoy your garden all year round. The enclosed garden itself is beautifully laid to lawn with a patio area, offering the perfect setting for outdoor relaxation or hosting summer barbecues. The innovative use of space in this home includes a kitchen created partly by utilising the garage area, while retaining the front portion as a storage space with an electric door. The property provides off-road parking, with additional parking space available at the side of the property. The front area is enhanced by a green space, adding to the property's curb appeal and providing a wonderful open feel—a true gem in this desirable location. The home offers three well-proportioned bedrooms, ensuring comfort and privacy for all family members. The modern shower room serves as a serene retreat, equipped with a luxurious double shower, a wash hand basin, a low-level WC, and a heated towel rail—designed with both style and practicality in mind.

