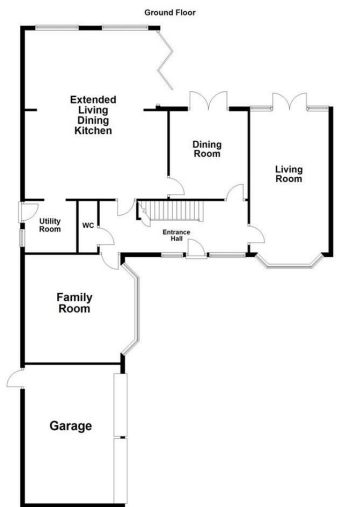


## Room Sizes

- Entrance Hall**  
20'8 x 7'8
- Living Room**  
21'2 x 11'9
- Dining Room**  
11'8 x 12'8
- Extended Living Dining Kitchen**  
25'8 x 20'6
- Utility room**  
7'8 x 8'4
- Downstairs WC**  
7'8 x 3'1
- Family Room**  
14'3 x 16'1
- Double Garage**  
18'11 x 20'8
- Bedroom One**  
14'3 x 16'2
- Dressing Room**  
9'4 x 9'5
- En Suite One**  
11'2 x 10'6
- Bedroom Two**  
21'1 x 16'2
- En Suite Two**  
7'9 x 7'6
- Bedroom Three**  
18'3 x 14'3
- En Suite Three**  
9'3 x 13'4
- Bedroom Four**  
13'11 x 13'6
- En Suite Four**  
8'10 x 7'8
- Bedroom Five**  
13'11 x 10'2



**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.

Millbeck House, Old Mill Road, Broughton Astley. LE9 6PQ

Guide Price £950,000



# The Story Begins

- Executive Detached Family Residence
- Entrance Hall & Downstairs Cloakroom
- Extended Living Kitchen Diner & Utility Room
- Kitchen Complete With Under Floor Heating, Quality Appliances & Worksurfaces
- Separate Living Room, Family Room & Dining Room
- Five Bedrooms - Four Of Which Have Full En Suites
- Landscaped Rear Garden With Lawn & Patio Area For Al Fresco Dining
- Sought After Location With Off Road Parking For Six Vehicles
- EV Charging Point & Double Garage With Electric Doors & Fitted Storage
- Energy Rating C - Council Tax Band G - Guide Price £950,000 - £975,000

# Location Is Everything

Millbeck House is set on arguably one of the most sought-after roads in Broughton Astley. This remarkable property stands out with undeniable charm and presence, set proudly back from the road, providing both privacy and grandeur. The stunning home is enhanced by its fabulous garden and showcases thoughtful design in every corner, with meticulous attention to detail and high-quality finishes throughout. The village of Broughton Astley offers a welcoming community atmosphere and a wealth of amenities that cater to all lifestyles. Families are particularly well-served, with access to reputable primary schools and the highly regarded Thomas Estley Community College, ensuring excellent educational opportunities within the area. For convenience, a local bus service runs throughout the village, facilitating easy travel and offering excellent links to the motorways, Fosse Park, and the city centre. The village features a variety of amenities, including a collection of shops, a library, a garage, a café, and a health center. These, combined with the village setting and strong sense of community, make it a desirable place to call home for those seeking a harmonious balance between village life and modern convenience. GUIDE PRICE £950,000 -£975,000



# Inside Story

Positioned on the prestigious and highly sought-after Old Mill Road, this remarkable detached residence spans over 3653 square feet, offering a luxurious and spacious family home. The property boasts charming bespoke shutters adorning the front windows and abundant storage throughout. Step through the front door, you are welcomed into an inviting hallway that sets the sophisticated tone prevalent throughout the home. The expansive family living room features a charming gas fireplace, perfect for creating a cosy atmosphere for relaxation and social gatherings. At the heart of the home, the extended family kitchen, living, and dining area serves as a hub for daily life and entertaining. This well-appointed space includes underfloor heating and is fitted with top-of-the-line appliances, such as a Rangemaster cooker, fridge freezer, dishwasher, and an additional freezer. The presence of electric Velux windows and bi-folding doors ensures an abundance of natural light, enhancing the welcoming ambiance. The home's versatility is further showcased by two additional reception rooms adaptable to your family's needs. Upstairs, spread across two floors, the accommodations continue to impress. The Master Bedroom offers a true sanctuary with its own dressing room, fitted wardrobes, and a private ensuite bathroom. Three other spacious bedrooms, each with their own en-suites, and some featuring fitted or walk-in wardrobes. Additionally, there is a bedroom presently converted into a home office. Externally, the splendidly landscaped rear garden presents a perfect escape. It includes a charming patio with porcelain tiles, a lush lawn area, planters, and a shed, providing a tranquil setting for relaxation and family gatherings. At the front of the residence, you'll find off-road parking accommodating up to six vehicles, an EV charging point, and a double garage. This is an exquisite opportunity to own an exceptional home that seamlessly combines elegance with practicality.

