

Room Sizes

Entrance Area

Living Room

15'7 x 11'8

Kitchen Diner

11'7 x 8'7

Bedroom One

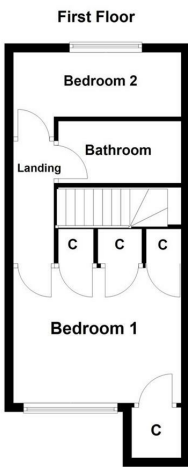
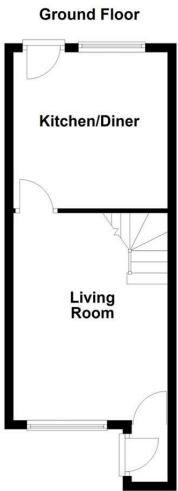
11'7 x 10'1

Bedroom Two

6'3 x 11'7

Bathroom

4'8 x 9



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.

Uppingham Drive, Broughton Astley, Leicester LE9 6SG

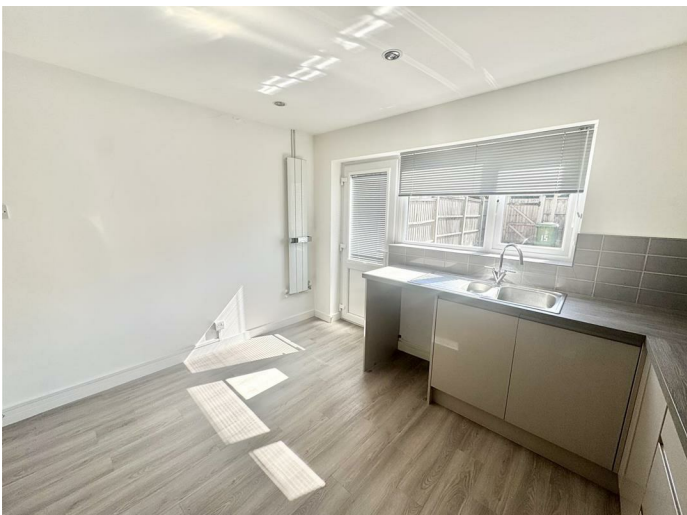
£199,950

The Story Begins

- NO UPWARD CHAIN
- Well Presented Terraced House
- Living Room
- Kitchen Diner
- Two Bedrooms
- Main Bathroom
- Enclosed Rear Garden
- Front Lawn Area
- FREEHOLD - EPC Rating C
- Council Tax Band A

Location Is Everything

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.



Inside Story

Two-bedroom terraced house offered for sale with no upward chain. This property provides an ideal opportunity for both first-time buyers and investors. As you enter through the front door, you are greeted by a convenient porch, perfect for storing shoes and coats, providing a tidy entrance into the home. Step through a door into the inviting living room, which offers ample space and serves as the perfect place to relax and unwind after a long day. The stairs to the upper floor are situated in this room, offering access to the bedrooms above. Adjacent to the living room is the modern kitchen diner. This space is well-equipped with an array of wall and base units, an integrated oven and hob with an extractor fan overhead. It also features a sink and drainer, along with space for a fridge, freezer, and plumbing for a washing machine. A door conveniently leads out to the garden, ensuring easy access to outdoor entertaining. To the first floor, you will find two well-proportioned bedrooms. The master bedroom is particularly spacious and includes a storage cupboard, making it both comfortable and practical. The bathroom is fitted with a bath and shower overhead, a low-level WC, and a wash hand basin. Externally, the property benefits from a rear garden, which is perfect for enjoying the warmer months. It provides a wonderful outdoor space for relaxation, gardening, or hosting gatherings. Additionally, the low-maintenance front garden enhances the property's curb appeal. This property presents an excellent opportunity to own a delightful home in a convenient location. Contact us today to arrange a viewing and see the potential this lovely property offers.

