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## Room Sizes

**Entrance Porch**

**Entrance Hall**  
14'7x3'7

**Downstairs Cloakroom**

**Lounge**  
11'97x14'46

**Separate Dining Room**  
12'84x8'6

**Fitted Kitchen With Utility Area**  
8'6x15'26

**First Floor Landing**

**Bedroom One**  
11'8x10'63

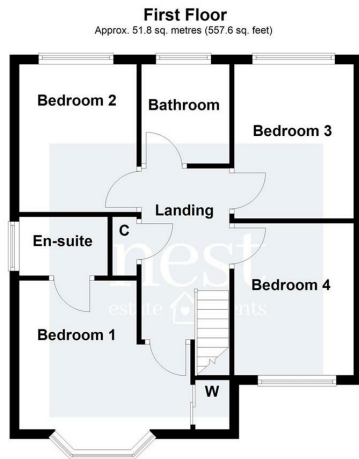
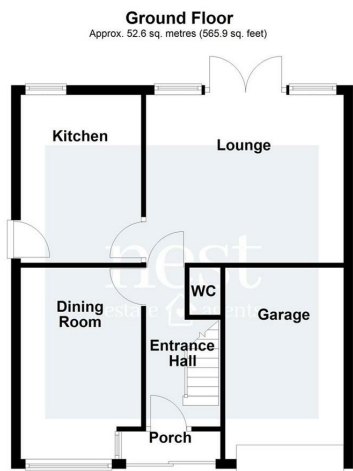
**Ensuite**

**Bedroom Two**  
10'85x8'91

**Bedroom Three**  
10'7x8'21

**Bedroom Four**  
8'53x8'22

**Family Bathroom**  
7'9x5'9



**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.

Murray Close, Broughton Astley, Leicester LE9 6HH

Price Guide £370,000



# The Story Begins

- Detached Family Home
- Entrance Hall, Downstairs Cloakroom.
- Lounge With French Doors Overlooking The Garden.
- Separate Dining Room
- Fitted Kitchen With Utility Area.
- Four Bedrooms, Master Bedroom With An Ensuite
- Modern Family Bathroom
- Enclosed Pretty Garden
- Drive & Garage
- Freehold- Council Tax D - EPC - C - Price Guide £370,000 - £385,000

# Location Is Everything

Broughton Astley is a thriving village located in the Harborough district of Leicestershire. This village boasts a village centre, 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

Welcome to this delightful four-bedroom detached house, situated in a prime location that offers both lovely living spaces and beautiful surroundings. As you step through the sliding door of the porch, you are greeted by a welcoming entrance hall that sets the tone for the entire home. Convenience is key, and this home offers a practical downstairs cloakroom. The lounge is a well-lit space featuring French doors that provide a view of the garden, creating a seamless flow between indoor and outdoor living. The separate dining room invites family gatherings and dinners. It features a bay window that offers a lovely view to the front of the property. The modern kitchen is a true chef's dream, boasting a wealth of wall and base units, along with integrated appliances including a dishwasher, fridge, and freezer. This well-equipped kitchen extends to a separate utility area that offers additional storage space and plumbing for a washing machine. A side door opens to a useful custom-built storage area, enhancing the kitchen's functionality. On the first floor, the master bedroom provides a retreat with its mirrored built-in wardrobes and an elegant en-suite bathroom. The en-suite features a shower, back-to-wall wash hand basin with storage, a low-level WC, and a heated towel rail for added comfort. There are two additional double bedrooms, perfect for family or guests, and a generously sized single bedroom. The modern family bathroom, equipped with a vanity wash basin with storage, a bathtub with a shower, and a low-level WC, serves the additional bedrooms. Externally, the property boasts a fabulous garden, beautifully landscaped with mature trees and flowers, making it a lovely setting for relaxation and outdoor entertaining. A driveway at the front of the house leads to a garage, offering convenient parking and additional storage space. A beautiful home, ready for its new owners to call home. Price Guide £370,000 - £385,000

