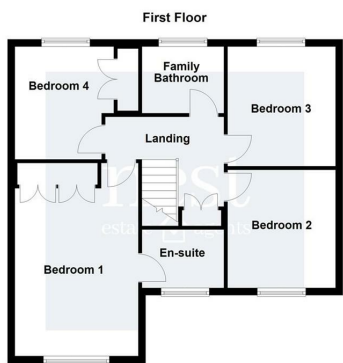
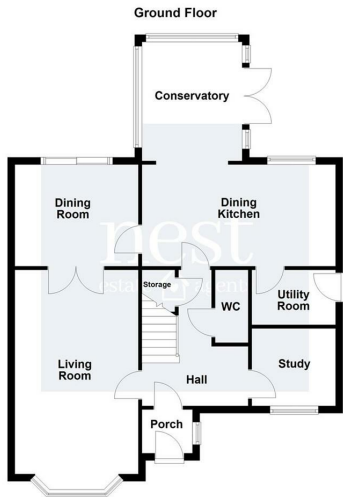


Room Sizes

- Porch
- Entrance Hallway
- Downstairs WC
- Living Room
20'3x11'3
- Dining Kitchen
17'7x8'8
- Dining Room
11'3x9'5
- Conservatory
11'11x9'11
- Utility Room
7'10x5
- Study
7'10x6'4
- Landing
- Bedroom One
17'7x11'4
- Ensuite
- Bedroom Two
11x9'10
- Bedroom Three
10'11x9'10
- Bedroom Four
8'10x9'10
- Family Bathroom
7'5x5'10
- Double Garage



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?
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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.

Spinner Close, Broughton Astley, Leicester LE9 6XN

£499,950

The Story Begins

- Outstanding Show Home Condition Home, Offering Modern, Contemporary Living.
- Stunning Views Over Fields
- Entrance Porch, Hall & Downstairs WC.
- Lounge & A Separate Dining Room
- Modern Kitchen Diner With. utility Room.
- Four Bedrooms
- Master Bedroom Ensuite & Family bathroom.
- Enclosed Landscaped Rear Garden.
- Double Detached Garage.
- Freehold - EPC Rating tbc - Council Tax Rating tbc

Location Is Everything

The position of Meadow View will take your breath away. The village of Broughton Astley, offers its residents a harmonious blend of rural tranquility and modern convenience. With its picturesque surroundings, residents enjoy stunning countryside views and a wealth of outdoor activities, making it an ideal setting for families and couples. A wonderful range of amenities, including shops, schools, and recreational facilities, ensuring that everything you need. With transport links to nearby towns and cities, you can enjoy the peace of village life while remaining connected to urban conveniences. Discover the perfect balance of serenity and accessibility in Broughton Astley, where Meadow View awaits to welcome you home.



Inside Story

Welcome to Meadow View: A Stunning Executive Family Home. Nestled in a tranquil cul-de-sac, this exceptional property is arguably one of the finest in the area, exuding charm and sophistication with breathtaking views over picturesque fields. The striking curb appeal is accentuated by a charming picket fence, inviting you into a welcoming entrance porch—perfect for storing coats and shoes. As you step into the entrance hall, you’ll find doors leading into the spacious living areas. The expansive lounge features a beautiful stone fireplace, creating an ideal setting for relaxation. Flowing effortlessly into the dining room through double doors, this layout enhances the open-concept feel of the main living spaces. At the heart of the home lies an impressive open-plan kitchen diner, equipped with high-end modern appliances and a convenient utility room. Adjacent to this space is a bright conservatory, fitted with underfloor heating and a self-cleaning roof, offering a light-filled retreat that seamlessly connects to the beautifully landscaped garden. Upstairs, the generous master bedroom boasts fitted wardrobes and an en-suite shower room, all while showcasing captivating views. Three additional double bedrooms each offer delightful vistas, complemented by a stylish family bathroom with contemporary fittings. The tranquil rear garden is a true oasis, featuring mature landscaping, a patio perfect for al fresco dining, and a pergola adorned with climbing plants. Completing this exceptional property is a detached double garage with an electric door, providing ample storage and convenience.

nest say - Imagine waking up to the serene sight of cows grazing in the fields—a perfect blend of modern living and natural beauty awaits you at Meadow View.

