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## Room Sizes

### Entrance Hallway

### Living Room

14'04x11'7

### Kitchen

9'11x8'4

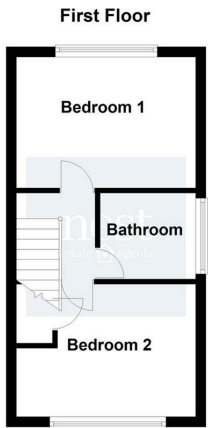
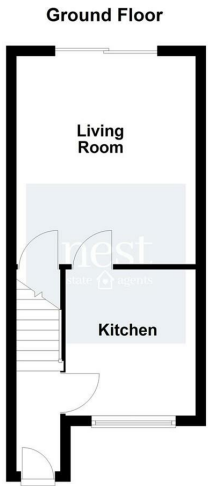
### Bedroom One

11'7x8'8

### Bedroom Two

8'11x11'7

### Bathroom



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Richardson Close, Broughton Astley, Leicester LE9 6NU

Price Guide £210,000



# The Story Begins

- Fabulous Two Bedroom Property Offered With No Upwards Chain
- Beautifully Presented, Ready to Move Into.
- Entrance Vestibule
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Re Fitted Bathroom
- Enclosed Garden & Generous Plot
- Off Road Parking
- FREEHOLD EPC rating- E council tax band- A

# Location Is Everything

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.



# Inside Story

Wonderful, modern beautifully presented two bedroom home with no upwards chain. Set on a double plot, this delightful property, ideally located in a cul-de-sac setting, brimming with potential with opportunities for expansion or enhancement, subject to local planning consent, this home is perfect for those looking to create their dream space.

Upon entering, you are welcomed by an entrance vestibule that leads into a bright and airy lounge, designed for relaxation and comfort. The lounge features patio doors that open directly into the rear garden, seamlessly blending indoor and outdoor living and providing a beautiful view of your outdoor space.

The well-appointed kitchen is a chef's dream, designed for maximum efficiency. It offers a combination of stylish wall and base units that provide plenty of storage, as well as ample countertop space for all your culinary needs. Additionally, the kitchen is equipped with plumbing for a washing machine, making laundry chores convenient. There is also enough room to accommodate a dining table, perfect for family meals or entertaining guests.

This property features two comfortable bedrooms, and a modern bathroom that boasts stylish fixtures and finishes, enhancing the overall appeal of the home.

One of the standout features of this property is the extensive outdoor space, ideal for gardening, leisure activities, or family gatherings. Whether you envision a vibrant garden, a play area for children, or simply a tranquil retreat, the generous plot offers endless possibilities. Ample off road parking. With significant potential for future expansion or enhancement, you can truly personalise this home to suit your lifestyle, all subject to local planning permissions. Price Guide £210,000 - £215,000

