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www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

2'9 x 7'7

Living & Dining Room

15'3 x 13 max

Kitchen

13 x 7'2

First Floor Landing

6'2 x 5'2

Bedroom One

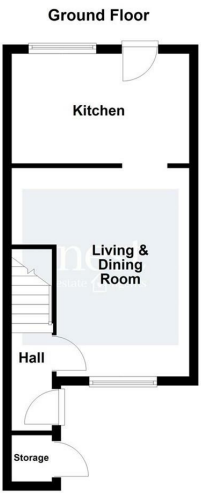
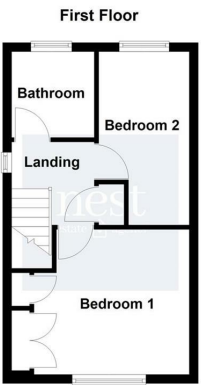
13 max x 10'7

Bedroom Two

11'8 x 6'5

Bathroom

6'3 x 6'2



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.

Kirtley Way, Broughton Astley, Leicester LE9 6ND

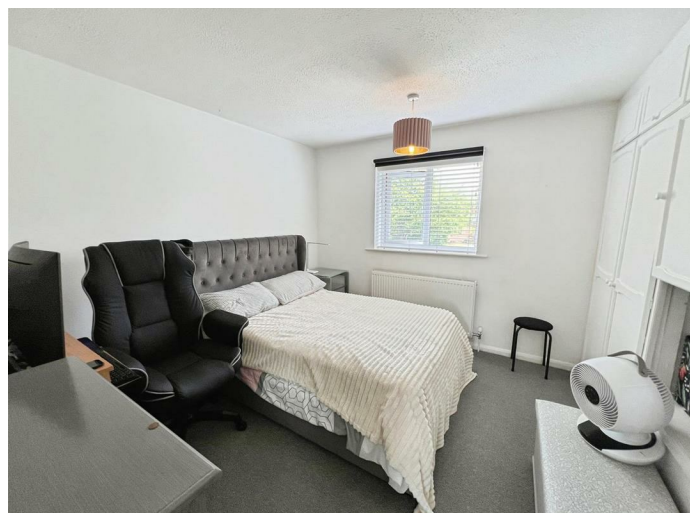
Offers In Excess Of £195,000

The Story Begins

- Well Presented End Town House
- No Upward Chain
- Ideal First Home
- Living & Dining Room
- Fitted Kitchen
- First Floor Landing & Bathroom
- Two Bedrooms
- Driveway & Enclosed Rear Garden
- Energy Rating C
- Freehold & 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 centre. 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

Offered to the market with no upward chain, this well-presented two-bedroom end townhouse on Kirtley Way in the sought-after village of Broughton Astley is an ideal purchase for first-time buyers or investment purchasers alike.

The accommodation is thoughtfully laid out, beginning with an inviting entrance hallway featuring a wood-effect floor that flows seamlessly into a bright and spacious living/dining room. The well-appointed kitchen is fitted with a range of wall and base units, work surfaces, a sink, integrated oven, hob, and extractor fan. It also offers space for additional appliances, a convenient breakfast bar, and a courtesy door opening out to the rear garden.

Upstairs, the property continues to impress with a stylish modern bathroom featuring a white three-piece suite and contemporary grey tiling. There are two good-sized bedrooms, with the main bedroom benefiting from fitted wardrobes offering excellent storage.

Externally, the home enjoys a private driveway providing off-street parking, as well as gated side access to a well-maintained rear garden, complete with a lawn, decorative slate borders, a garden shed, and a brick-built barbecue – perfect for outdoor entertaining.

With its move-in-ready condition, practical layout, and popular location, this home represents a fantastic opportunity to step onto the property ladder or expand a rental portfolio.

