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ESTATE AGENTS

## Room Sizes

Entrance Hallway

Downstairs WC

Sitting Room

15'1 x 13'9

Living Dining Kitchen

23'3 x 21'2

Utility Room

First Floor Landing

Bedroom One

14 x 12'6

En-Suite

Bedroom Two

15'10 x 9'9

Bedroom Three

10 x 9'9

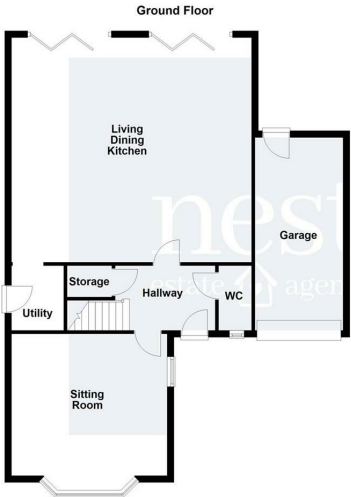
Bedroom Four

15'10 x 6'6

Family Bathroom

7'11 x 6'7

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

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**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.

Orchid Place, Broughton Astley, Leicester LE9 6NN

£530,000

# The Story Begins

- Executive Detached Family Home
- Beautifully Extended
- Generous Plot With Wrap Around Gardens
- Hallway, Downstairs WC & Sitting Room
- Living Dining Kitchen & Utility Room
- First Floor & Family Bathroom
- Four Well Proportioned Bedrooms & En-Suite
- Driveway & Garage
- Energy Rating D
- Council Tax Band E & Freehold

# 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

Situated within a select development of executive homes, this beautifully presented detached home has been and thoughtfully extended offering a perfect balance of space, style, and location – with countryside walks just moments away.

Inside, you're welcomed by a bright entrance hallway with access to a downstairs WC and a generous sitting room, featuring a charming bay window and a central fireplace – an ideal space for quiet evenings or family relaxation.

At the heart of the home is the stunning open-plan kitchen, dining and living space – designed to bring people together. This expansive area is perfect for both day-to-day family life and entertaining, with a large central island, room for a full-size dining table, and a relaxed seating area to the rear. Two sets of bi-folding doors open directly onto the garden, seamlessly connecting the indoors with the outside, while skylights above flood the space with natural light.

The kitchen is well-appointed with a range-style cooker and extractor, space for an American-style fridge freezer, and an integrated dishwasher. A separate utility room provides additional space for laundry appliances and access to the side garden.

Upstairs, the home offers four double bedrooms. The principal bedroom enjoys dual-aspect windows and a sleek en-suite shower room. The family bathroom is fitted with a modern white suite, including a WC, wash basin, and a bath with mixer shower over.

Set on a generous corner plot, the home enjoys wrap-around gardens that provide a high degree of privacy and plenty of space for outdoor living. The rear of the home benefits from well-established trees, offering a tranquil, green outlook that enhances the peaceful setting.

To the front, the home features a driveway with parking for two vehicles, an integral garage, and a low-maintenance front garden with mature shrubs.

