

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

15'10'8 (4.83m x 2.44m)

Dining Kitchen

15' x 9'6 (4.57m x 2.90m)

Downstairs WC

6' x 3' (1.83m x 0.91m)

First Floor Landing

Bedroom One

15' x 9'6 (4.57m x 2.90m)

Bedroom Two

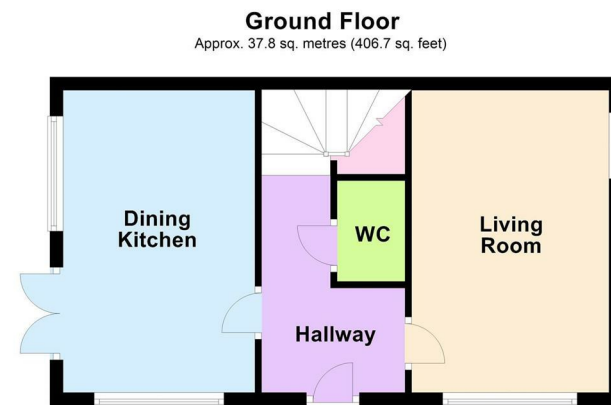
9'7 x 6'8 (2.92m x 2.03m)

Bedroom Three

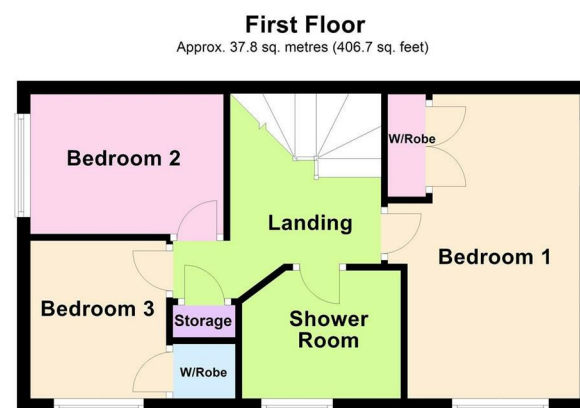
7'9 x 7'x2 (2.36m x 2.13m x 0.61m)

Family Shower Room

7'3 x 6'4 (2.21m x 1.93m)



Total area: approx. 75.6 sq. metres (813.4 sq. feet)



27 Mountbatten Drive, Broughton Astley, Leicestershire, LE9 6TQ

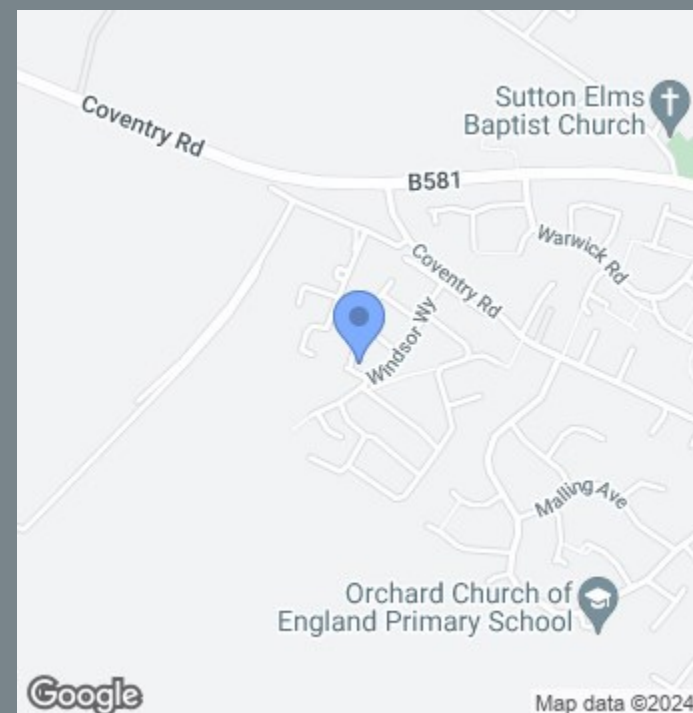
£269,950

OVERVIEW

- Beautiful Semi Detached Family Home
- Sought After Village Location
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Shower Room
- Driveway & Enclosed Landscaped Garden
- EER Rating - B
- Council Tax Band - C
- Tenure - Freehold

LOCATION LOCATION....

Broughton Astley is a charming village located in the Harborough district of Leicestershire. It is situated approximately 10 miles southeast of Leicester city centre. The village is well-connected to nearby towns such as Lutterworth and Hinckley, making it easily accessible for both residents and visitors. There is also excellent local schooling on offer in the shape of Thomas Estley Community College, available to those up to the age of 18, and three primary schools; Orchard Primary School, Hallbrook Primary School and Old Mill Primary School. There is an array of shops, restaurants, cafes and parks. St Mary's is the parish church and can boast of being officially referenced as far back as 1220.



THE INSIDE STORY

Welcome to this beautiful family home nestled in the sought-after village of Broughton Astley. This charming residence boasts a perfect blend of comfort & style, providing an ideal setting for family life. Upon entering you are greeted by a warm & inviting entrance hall setting the tone for the entire home. The spacious lounge is adorned with dual aspect windows allowing natural light to flood the room. This creates a bright & airy ambiance perfect for relaxation & quality family time. The heart of this home lies in its modern dining kitchen. Equipped with contemporary appliances and finishes, this space is not only functional but also aesthetically pleasing. French doors open up to the garden, seamlessly connecting the indoor and outdoor living spaces. Convenience is key in this family home & the inclusion of a downstairs WC adds an extra layer of practicality to the living space. This home features three well-appointed bedrooms, each offering a private and comfortable retreat for family members. The thoughtful layout ensures ample space for rest and relaxation. The property boasts a modern & stylish shower room, providing a spa-like experience. The attention to detail in the design enhances the overall sense of luxury & comfort. Parking is made easy with a convenient driveway. The outdoor space is a true gem, featuring an enclosed & landscaped garden. This private oasis provides the perfect backdrop for outdoor activities, family gatherings or simply enjoying the tranquility of nature.

