

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge Diner

17'04 x 10'08 (5.28m x 3.25m)

#### Conservatory

10'11 x 10'05 (3.33m x 3.18m)

#### Kitchen

10'03 x 7'08 (3.12m x 2.34m)

#### Bedroom One

13'11 x 8'09 (4.24m x 2.67m)

#### Bedroom Two

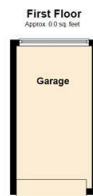
10'06 x 9'08 (3.20m x 2.95m)

#### Wet Room

5'08 x 6'06 (1.73m x 1.98m)

#### Garage

15'03 x 8'02 (4.65m x 2.49m)



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** 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 2811 300 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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

5 Amsden Rise, Broughton Astley, Leicester, LE9 6NY

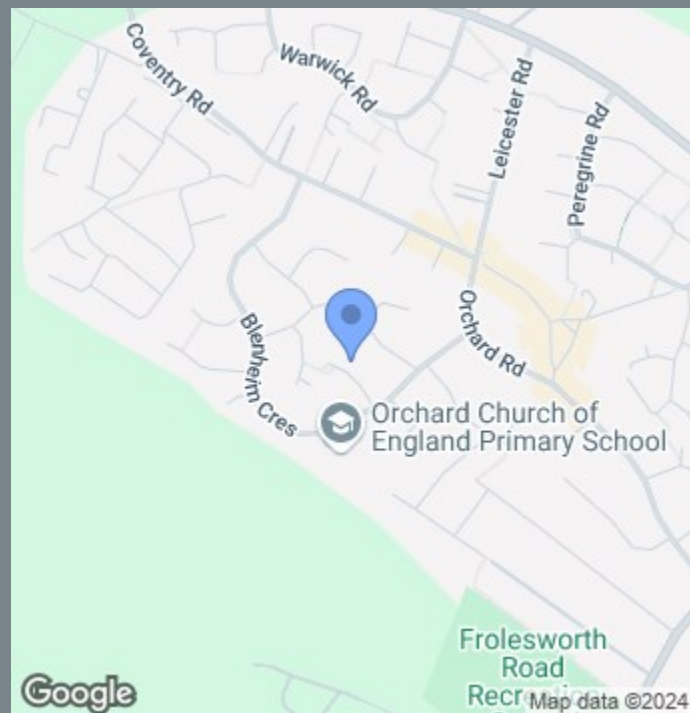
£300,000

## OVERVIEW

- Detached Bungalow On Fabulous Plot
- Cul De Sac Location`
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge/ Diner & Conservatory
- Two Bedrooms & Wet Room
- Driveway & Garage
- Enclosed Beautiful Garden
- EER Rating - D, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Broughton Astley offers a high quality of life, with a blend of modern amenities and a friendly, community-oriented atmosphere. The village is well-served by local amenities, including a variety of shops, supermarkets, pubs, restaurants, and leisure facilities. Education is a strong feature of Broughton Astley, with several primary schools and a secondary school, Thomas Estley Community College, which serves the village and surrounding areas. The school has a good reputation and offers a wide range of extracurricular activities. Transport links are good, with regular bus services connecting the village to Leicester and other nearby towns. For those who prefer to drive, the M1 and M69 motorways are within easy reach, providing access to the national motorway network. Broughton Astley has a strong sense of community, with various clubs, societies, and community groups that cater to a wide range of interests. With its convenient location, good schools, and range of facilities it is an attractive place to live for families and professionals alike.



## THE INSIDE STORY

*This charming detached bungalow is a delightful residence situated on a peaceful cul-de-sac within a picturesque village setting. Offering the advantage of no onward chain, it presents an ideal opportunity for those seeking a tranquil retreat. Upon entering, the welcoming entrance hall sets the tone for the rest of the home. The spacious lounge diner is bathed in natural light and provides a versatile space for both relaxation and entertaining. The conservatory, accessible from the lounge, offers a tranquil spot to enjoy the surrounding views and is perfect for unwinding or dining al fresco. The kitchen is well-equipped with modern integrated appliances, including a dishwasher and washing machine, ensuring convenience and efficiency in daily living. Two generously sized bedrooms offer comfortable spaces for rest and relaxation. The wet room, designed for accessibility and ease of use, completes the internal accommodation. Outside, the property boasts a driveway providing ample off-road parking, leading to a detached garage with power and lighting, offering secure storage and potential for a workshop. The stunning rear garden is a true highlight, featuring two seating areas that are ideal for outdoor dining and entertaining. The garden is a private oasis, perfect for enjoying the outdoors and making the most of the warmer months.*

