



BUTLER LANE, BROADNOOK
OFFERS IN EXCESS OF £700,000



****MUST WATCH VIDEO**** Rezone is delighted to present Butler Lane, an exceptional four-bedroom detached family home offering spacious and stylish living across three impressive floors. Once a five-bedroom home, the current owners have cleverly reconfigured the top floor into a luxurious master suite, creating a private sanctuary. Key highlights include a stunning glass staircase, smart blinds throughout, high-end Amtico flooring, a huge open-plan kitchen/living/dining space, a separate lounge, two master suites with en-suites and dressing areas, ample off-road parking, a private landscaped rear garden, and a double garage.



As you approach the property, you're welcomed by a charming gated front garden, beautifully planted with shrubs and bark – ideal for families with pets. A pathway leads to the elegant Georgian-style front door, opening into a bright and spacious entrance hall featuring the same high-quality flooring that continues throughout the house. To the left is a storage cupboard under the glass staircase, and to the right is a generously sized lounge with a large front window fitted with smart blinds, tasteful décor, and luxury light fixtures. The lounge flows seamlessly into the open-plan kitchen/diner – a standout space with stylish cabinetry, luxury quartz work surfaces, double oven, electric hob, integrated fridge freezer and dishwasher, a breakfast bar island with sunken sink, and a beautiful bay window surrounding the dining space with French doors to the garden. The utility room, accessed from the kitchen, includes matching cabinetry, extra worktop space, a second sink, a luxury-tiled WC, and rear garden access.





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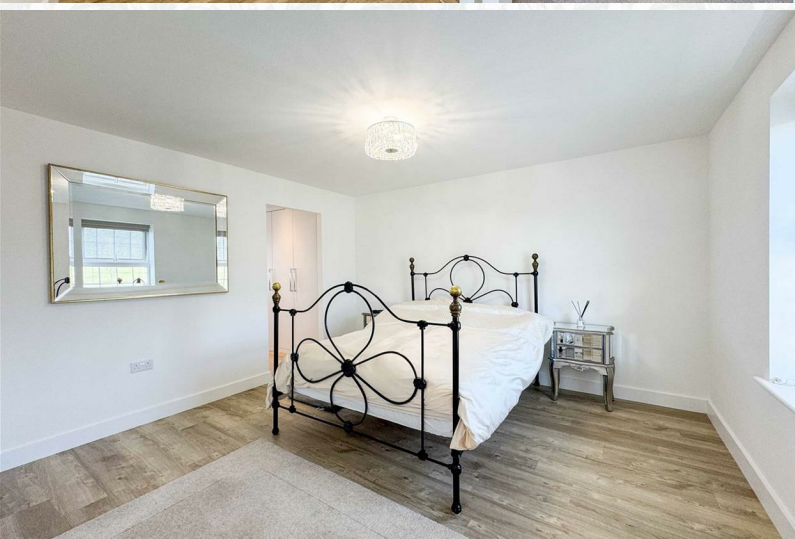
The first floor features two well-proportioned double bedrooms – one currently used as an office and the other as a guest room. A luxury four-piece family bathroom includes a walk-in glass shower, bathtub, basin, toilet, and elegant grey tiling with LED lighting. At the far end of the hall is the original master bedroom – a spacious double with countryside views, its own dressing area, and a modern en-suite shower room. Ascending the striking glass staircase to the top floor, you arrive at a peaceful landing area ideal for a reading nook or small study. To one side is the grand new master bedroom, boasting dual-aspect windows and fitted wardrobes, and across the landing is a sleek three-piece shower room. The top floor also includes a large dressing





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room – once a fifth bedroom – now transformed with bespoke fitted wardrobes on both sides, making this floor a true master suite retreat.

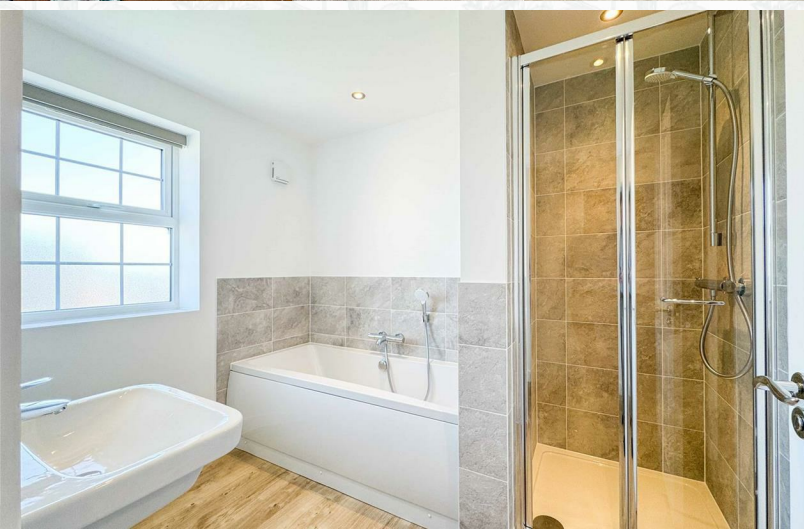
Outside, the rear garden offers a wonderful private haven with a well-maintained lawn, generous patio, raised decking for outdoor dining, and mature trees offering privacy and shade. A pathway leads to the rear garage entrance, and side access brings you back





to the front. The double garage has power, lighting and a door into the garden providing excellent accessibility. There is also an expansive driveway allows for parking multiple vehicles with ease.

Set within the exciting new Broadnook Village development, this home enjoys an excellent location with new amenities on the horizon and outstanding transport links. The A6, A46, M1, Leicester, and Loughborough are all easily accessible, making this the perfect home for families and professionals alike. For further information or to arrange a viewing, contact Rezone on (01509) 274474.





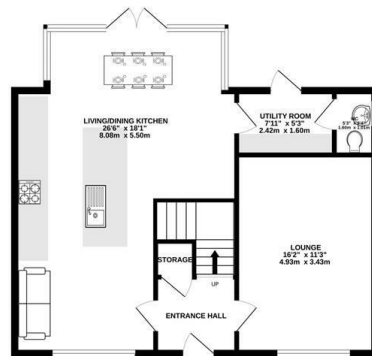


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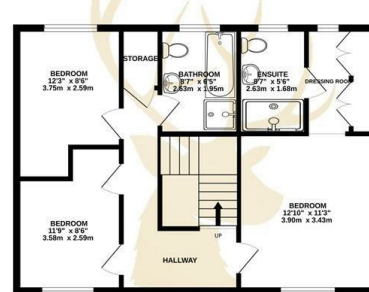
KEY FEATURES:

- ORIGINALLY FIVE BEDS - NOW LARGE CONVERTED MASTER SUITE
- 9 YEARS WARRANTY REMAINING
- SOLAR PANELS AND EPC - HIGH B!
- TWO BATHROOMS, ONE EN-SUITE AND WC
- KARNDAN FLOORING THROUGHOUT
- LUXURY GLASS STAIRCASE
- HUGE OPEN PLAN LIVING KITCHEN DINER
- PRIVATE SUN TRAP REAR GARDEN
- OFF ROAD PARKING AND DOUBLE GARAGE
- FANTASTIC POSITION WITH AMAZING VIEWS

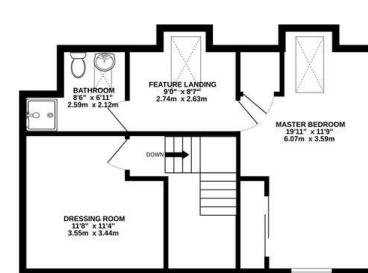
GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



2ND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



REZIDE
GROUP
TOTAL FLOOR AREA : 1867 sq.ft. (173.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4



3



2



1867.00 sq ft

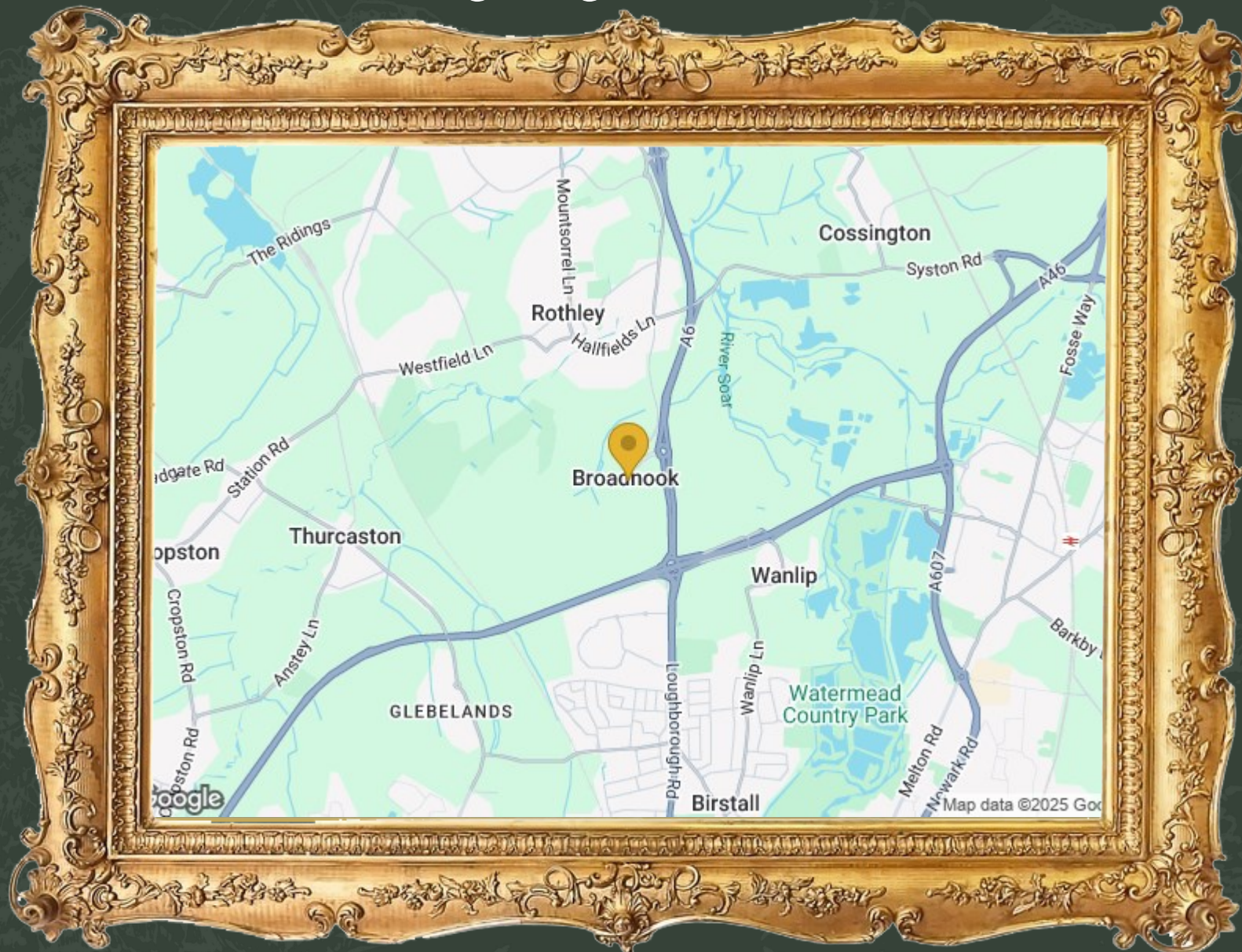


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	91	91	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Property Location



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