



13 Willowbrook Close, Broughton Astley, Leicester, Leicestershire, LE9 6HF

HOWKINS &
HARRISON

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Offers In Excess of: £425,000

This four-bedroom detached home provides spacious living and a delightful kitchen. It boasts a lovely rear garden and a double garage.

Features

- Sought-after village location
- No chain
- Gas central heating
- Off-road parking and double garage
- Extremely spacious lounge
- Fireplace
- Pleasant wooden flooring throughout
- Delightful, well-presented kitchen
- Ample storage space
- Four double bedrooms
- En-suite shower room to master bedroom
- EPC rating - D



Location

Broughton Astley is a large village situated in the south west of Leicestershire, about 6 miles (10 km) east of Hinckley and about 9 miles (14 km) from the centre of Leicester. It borders the villages of Cosby, Leire, and Dunton Bassett and offers a number of local amenities within the village including local shops, public houses and a brand new Leisure Centre, as well as schools, a village hall for local clubs and activities, and a GP's surgery. Access to London St. Pancras is available from Hinckley station or the main line station in Leicester, with Rugby Train Station providing a regular service to London Euston in just under 50 minutes. Motorway networks are also close at hand via the M69/M1 and M6.



Ground Floor

Entry via wooden door into entrance hall with stairs rising to the first floor, and doors to kitchen, lounge, and downstairs WC which benefits from a frosted glass window. The spacious living room has a window to the front aspect and features a delightful fireplace and wooden flooring that extends through the double doors to the dining area. The dining area is a very versatile space and features double patio doors to the rear garden. From the dining area there is a door to the well-presented kitchen with a single door to the garden and rear aspect window, as well as a range of base and eye-level units with complementing work surfaces over. It benefits from a one and a half style sink with drainer and mixer tap, plus a useful understairs cupboard. This beautiful kitchen provides ample storage and workspace, with plenty of space for appliances.

First Floor

Stairs rise to the first-floor landing with doors to all four bedrooms plus the family bathroom. The tiled family bathroom features a pedestal wash hand basin with mixer tap, low-level flush WC, bath with electric shower over and glass shower screen, heated towel rail, as well as a frosted glass window. The spacious master bedroom benefits from an en-suite shower room with a single shower cubicle, low level flush WC and pedestal basin. Bedroom two is of a good size and features a large window to the rear aspect. Bedroom three features a window to the front aspect and bedroom four is delightfully lit by a window to the rear.





Outside

The property benefits from a spacious block-paved driveway which leads to the double garage with electric up-and-over door. The driveway provides ample off-road parking, with an adjacent lawned area creating a lovely front garden. To the rear of the property, the majority of the garden is laid to lawn with a timber fence surround and mature hedgerow to the rear. Beyond the rear garden is open green space with a beautiful brook, meaning the property benefits from not being overlooked. From the rear garden is a pedestrian door to the rear of the garage.



A spacious, well-maintained family home, surrounded by a good array of amenities.





Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council 01858 828282.
Council Tax Band – E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
83	83

England & Wales EU Directive 2002/91/EC

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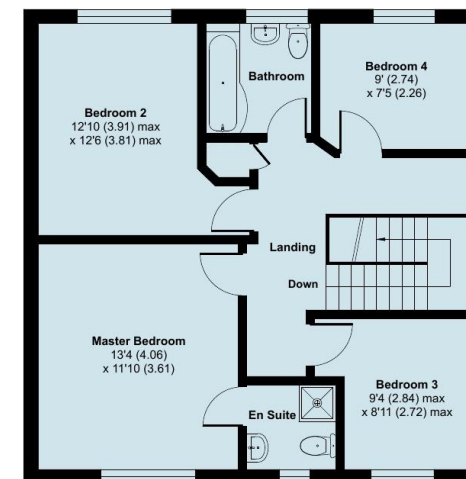
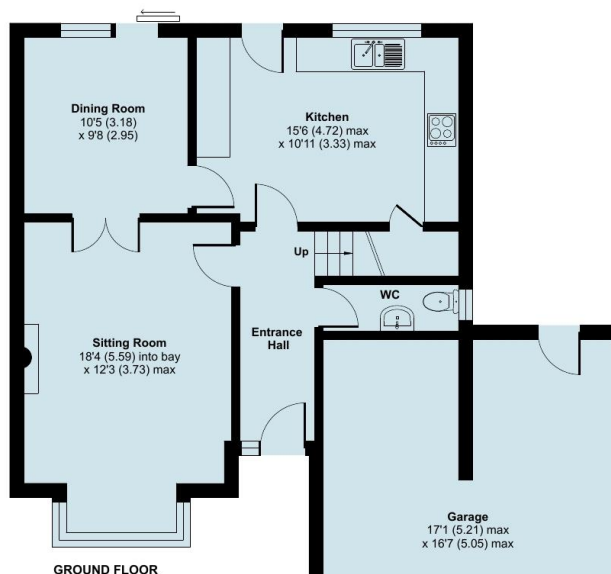
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Approximate Area = 1283 sq ft / 119.1 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1566 sq ft / 145.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Howkins & Harrison. REF: 957373

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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