



17 Old Rectory Close, Broughton Astley, Leicestershire, LE9 6PP

HOWKINS &
HARRISON

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Broughton Astley,
Leicestershire, LE9 6PP

Guide Price: £540,000

A beautifully presented, three/four-bedroom detached home located in the desirable cul-de-sac, Old Rectory Close. Having been recently improved by the current owners, the property is immaculately presented throughout with a generous and well maintained landscaped rear garden.

Features

- Quiet cul-de-sac location
- Immaculately presented throughout
- Tastefully decorated with a contemporary feel
- Wood burning stove
- Bi fold doors to the rear
- Internal bi fold doors creating open plan living
- Three/four bedrooms, two with en-suites
- Cable tv/broadband with up to 200mbps
- Generous and beautifully landscaped rear garden
- Views over open fields to the rear
- Garage, generous driveway with ample parking



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 Narborough Train Station, just 3.9 miles away, offering a cross country route to Leicester and Birmingham and 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

The property is entered through a contemporary, built-in storm porch with stylish tiled flooring, which leads to the composite front door, opening into the spacious dining area. This fabulous dining area has glazed bi-folding internal doors opening into the sitting room, which afford light to travel between the rooms and creates a fabulous open plan space, ideal for entertaining. Both rooms have been tastefully decorated, with the living room boasting dual aspect windows to the front and rear elevation, also with bi-folding doors which provide delightful views over and access to the rear garden. An attractive, cast iron wood burning stove with marble surround makes a wonderful focal point to the room. The dining area features glass and oak stairs rising to the first floor, and doors leading to the kitchen and ground-floor master suite. The kitchen features a range of base units incorporating numerous cupboards and drawers with complementing granite worksurfaces over, and a range of built-in appliances to include: a double oven/grill, four-ring gas hob with extractor hood above and a built-in microwave, with integrated appliances including a fridge, freezer and dishwasher. The kitchen also benefits from a large pantry providing ample shelving space and an opening leads through into a large covered lobby and utility area which offers ample space for storage. The lobby provides access via a side door to the driveway, and further doors to; the old coal shed, the rear garden and the garage. The master bedroom is on the ground floor and can be accessed off the dining area, benefitting from an array of built-in wardrobes and a dressing table along with its own en-suite shower room with shower enclosure, WC and a wash hand basin inset into a vanity unit with storage beneath. The bedroom is an extremely generous size and has a window to the rear aspect, with stunning views overlooking the garden.





First Floor

The first floor landing benefits from eaves storage and has doors leading to three bedrooms and the family bathroom. Bedroom two has dual aspect windows, which flood the room with natural light, and benefits from its own WC and wash hand basin. The room has been tastefully decorated and is of a generous size with attractive painted beams but please note, there is limited head room in some areas due to the eaves. Bedroom three is also a double and boasts built-in wardrobes and a window to the front aspect. Bedroom four which is currently being used as a study/home office, is located to the front elevation with exposed wooden floorboards and a door through to further eaves storage. The bathroom has been recently fitted with a contemporary white suite and comprises of a panelled bath with glass shower screen and shower over, WC, chrome heated towel ladder and a wash hand basin with vanity unit beneath. There are attractive, modern tiles to the walls, with complementing tiling to the floor.

Outside

The property is located within a prestigious cul-de-sac and benefits from a beautifully landscaped frontage with a resin driveway providing ample vehicular parking space and access to the single garage, with electric door. To the rear of the property is a fabulous garden which has a distinct private feel and boasts views over open fields. The landscaped garden is beautifully maintained and is of a very generous size, with a large paved patio area adjacent to the property, perfect for outside dining. The majority of the garden is laid to lawn with mature shrub and plant borders. To the rear of the garden is a wonderful timber-built gazebo, constructed within the last few years. There is power, lighting and heating built-in making this a great entertaining area, even in the colder months.





Viewing

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

Fixtures and Fittings

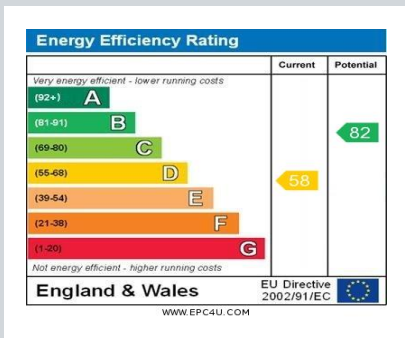
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



Howkins & Harrison

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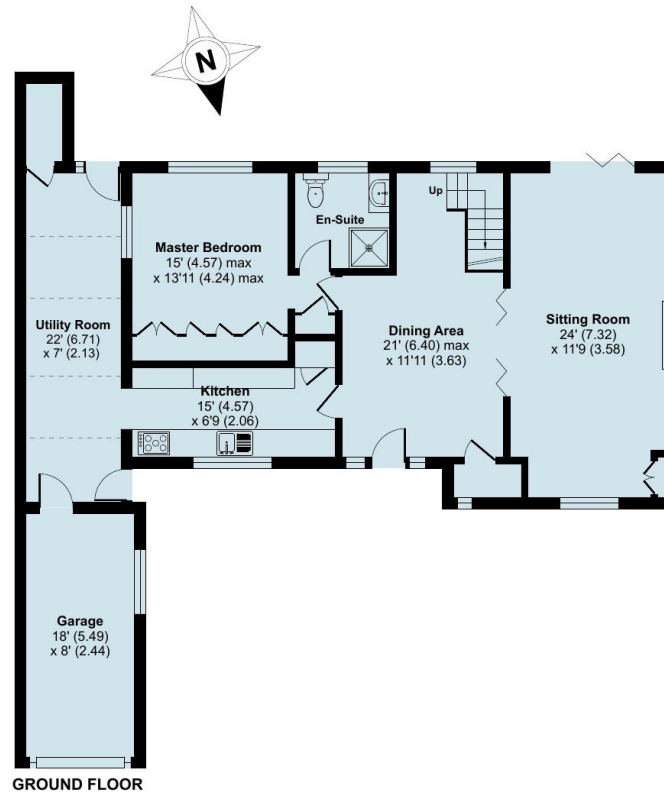
Approximate Area = 1569 sq ft / 145.7 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1803 sq ft / 167.3 sq m

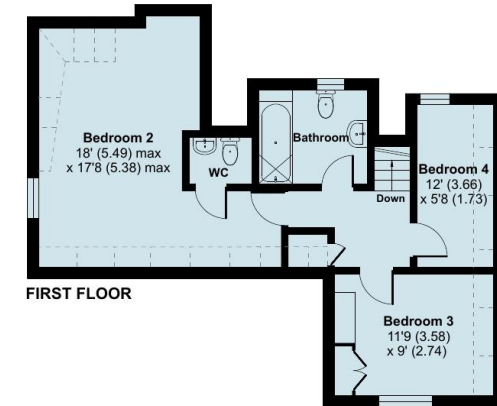
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Howkins & Harrison. REF: 1017680



FIRST FLOOR

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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