



28 Cromford Way, Broughton Astley, Lutterworth, Leicestershire, LE9 6UT

HOWKINS &  
HARRISON

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Leicestershire, LE9 6UT

Offers in Excess of: £425,000

A beautifully presented four bedroom detached family home situated in a quiet location on a private drive, within the popular residential village of Broughton Astley. The property has an impressive open plan ground floor living space and has been extended to include a delightful family room. Further benefitting from ample off-road parking, a large conservatory and a well maintained rear garden.

### Features

- Open plan feel to the ground floor
- Four bedrooms, three of which are double
- Master with en-suite shower room
- Separate family room and Large conservatory
- Kitchen/diner
- Utility room
- Downstairs cloakroom
- Grey oak effect wooden flooring to the kitchen/diner and conservatory.
- Solid wooden floor to entrance hall
- Heating and hot water controlled by a nest system
- Philips Hue outdoor lighting system
- Landscaped and well maintained rear garden
- Driveway parking for numerous vehicles



## 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

The property opens into a welcoming entrance hall with solid wooden flooring, stairs with useful storage cupboard beneath and doors leading to the ground floor accommodation. A large family room off the entrance hall benefits from air conditioning and has multi aspect windows, flooding the room with natural light. A door to one side provides access to the downstairs cloakroom fitted with a wash hand basin with vanity unit beneath and a low level flush WC. This self-contained space is also perfect for accommodating guests. The remaining ground floor accommodation has a distinct open plan feel and is the main hub of the home. The kitchen/diner is open plan into both the sitting room and the conservatory, therefore providing a wonderful social family living and entertaining space. The kitchen has delightful views overlooking the garden and is fitted with a modern range of light grey base and eye level units, incorporating numerous cupboards and drawers, with complementary worksurfaces over, along with a seated breakfast bar area. Beyond the breakfast bar is a relaxed seating area with sofa, this space has multiple uses, with ample space for a dining table and chairs if so desired. There is attractive, grey oak effect wooden effect flooring which continues through into the conservatory and a door giving access to the utility room, which houses the central heating boiler and has space with plumbing for a washing machine and further appliances. From here there is access to the outside. The kitchen/diner flows through into the spacious sitting room which features a large bay window to the front aspect, fitted with plantation style shutter blinds, and windows to the side and rear which afford plenty of light. Floor to ceiling blinds to the opening leading from the kitchen/diner allow this room to be separated for privacy as required. Bi fold doors open out from the rear of the kitchen/diner into the generously sized conservatory, creating a fabulous open plan feel. There is a continuation of the oak effect flooring, ceiling down lighting and two Velux windows inset into the fully tiled roof. This impressive space allows for a dining table and chairs and a further family seating area. French doors provide access to the rear garden.



## First Floor

The first floor is accessed via a dog leg staircase with a beautiful arched picture window fitted with shutter blinds. Doors lead to an airing cupboard, four good sized bedrooms, all with plantation style shutters and the family bathroom. The master bedroom is situated to the rear elevation boasting views over the garden and benefitting from its own fully tiled en-suite shower room comprising of a corner shower enclosure with glass and chrome doors, heated towel rail, a pedestal wash hand basin with demystifying mirror above and WC. There are two further double bedrooms with bedroom two being located to the front aspect with views over the green, whilst bedroom three is situated to the rear and benefits from built-in wardrobes. Bedroom four is currently being used as a dressing room with plenty of built-in storage, including shelving, drawers and hanging space. This could alternatively be used as a fourth bedroom or alternatively, a home office. The family bathroom is fitted with a modern white suite comprising of a white panelled bath with contemporary glass shower screen with shower over, wall mounted wash hand basin, chrome heated towel rail and a low level flush WC. There is wood effect flooring which is complemented by ceramic tiling to the walls in neutral tones.

## Outside

To the front of the property a block paved driveway provides ample parking for multiple cars. A wooden gate to the side leads to the landscaped rear garden which is mainly laid to lawn and is beautifully maintained with mature shrub and herbaceous borders. To one corner of the garden is a gravelled area with an attractive wooden gazebo with wooden seating. The garden is fully enclosed by timber fencing, giving a distinct private feel, and wraps around to the side of the property where there is a further gravelled area, with a large contemporary style storage unit, ideal for garden equipment. The green space to the front of the property is a shared communal area which has a covenant to prevent any building work. This is owned and maintained by Jelson Builders.



