



1 Walnut Close, Broughton Astley, Leicestershire, LE9 6PY

HOWKINS &
HARRISON

1 Walnut Close,
Broughton Astley, Leicestershire,
LE9 6PY

Offers in Excess of: £264,000

A three bedroom semi detached property located on a generous plot in the popular village of Broughton Astley, with off-road parking and garage.

Features

- Generous plot
- Three bedrooms
- Family bathroom
- Sitting/dining room
- Kitchen
- Low maintenance rear garden
- Driveway parking
- Single garage
- Potential to extend subject to obtaining the correct planning permissions



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

A UPVC door opens into the entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation and a useful storage cupboard. Accessed from the entrance hall, the sitting room has a bay window overlooking the front aspect with the focal point of the room being an attractive wood burning gas effect stove inset into the corner of the room. The sitting room has a dining area to the rear with double doors which provide access to the rear garden and a door which leads through to the kitchen, fitted with patterned deco style flooring and a variety of shaker style wall and base kitchen cabinets with complementary work surfaces over. A window overlooks the garden and there is space for a freestanding cooker, fridge/freezer and washing machine. A door provides access to the side of the property.

First Floor

From the landing doors lead to three bedrooms and the family bathroom. Bedroom two overlooks the rear elevation and has a built-in airing cupboard, whilst both the master bedroom and bedroom three overlook the front aspect. The family bathroom is fitted with a white suite comprising of a panelled bath with shower and bi fold shower screen over, pedestal wash hand basin, WC and a heated towel ladder.

Outside

The front of the property there is a garden mainly laid to lawn with a paved pathway leading to the front door. There is post and rail fencing between the front garden and the parking area to the side. The rear garden is particularly low maintenance with hard standing, wooden outbuildings along with a paved patio and lawn area edged with pebbles.

Viewing

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

Fixtures and Fittings

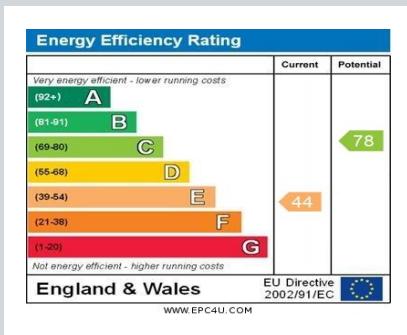
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



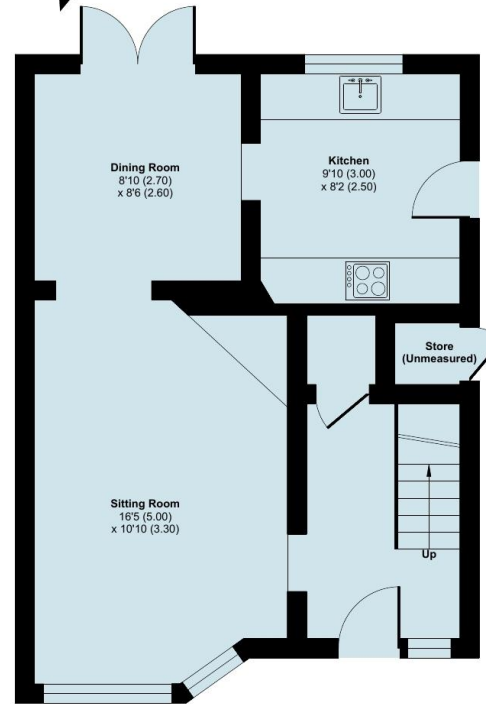
Walnut Close, Broughton Astley, Leicester, LE9

Approximate Area = 893 sq ft / 82.9 sq m (exclude store)

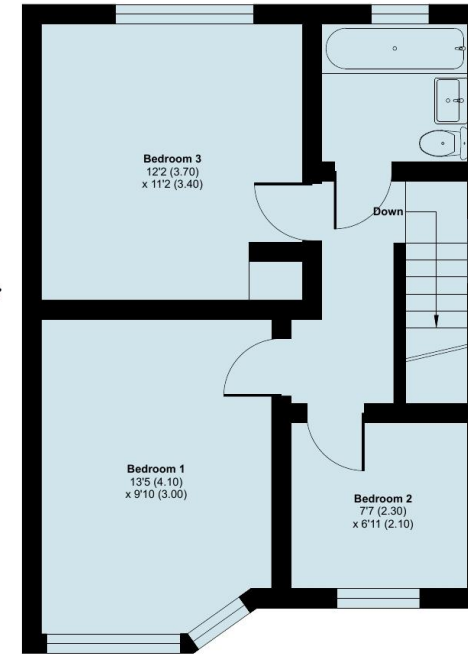
Garage = 178 sq ft / 16.5 sq m

Total = 1071 sq ft / 99.4 sq m

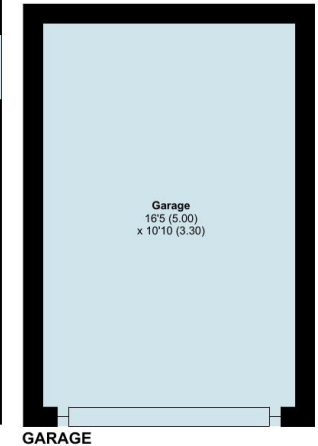
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Howkins & Harrison. REF: 1161655

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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.