



Redfern Cottage, 74 Station Road, Broughton Astley, Leicestershire, LE9 6PT

HOWKINS &
HARRISON

Redfern Cottage

74 Station Road, Broughton Astley,
Leicestershire, LE9 6PT

Guide Price: £450,000

A beautifully presented four bedroom detached property finished to a high standard, offering accommodation over two floors. This property has been significantly upgraded by the current owner and further benefits from a double brick-built car port and walled rear garden.

Features

- Popular residential location
- Beautifully presented throughout
- Four bedrooms
- Spacious master suite with Juliet balcony
- Family bathroom and two en-suites
- Re-fitted kitchen/breakfast room
- Neff appliances
- Belfast sinks
- Fitted shutters and underfloor heating to the kitchen
- Double sided wood burning stove
- Utility room
- Downstairs cloakroom
- Attractive walled rear garden
- Brick-built car port
- Off-road parking
- South facing garden
- Significantly upgraded



Location

Broughton Astley is a large village situated in the southwest 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

From under an oak framed storm canopy, the property opens into the entrance hall, with ceramic terracotta floor tiles. Stairs rise to the first floor and doors lead to storage cupboards and the ground floor accommodation, including a cloakroom which is tiled to the splashback areas and fitted with a wash hand basin inset over a vanity unit and WC. The sitting room is fitted with solid wood flooring and has a warm and welcoming feel, with the focal point of the room being a fireplace constructed of reclaimed bricks with timber mantle over, flagstone hearth and a double-sided wood burning stove which also serves the kitchen. Accessed from the sitting room, the recently re-fitted kitchen has an attractive range of shaker style kitchen wall and base cabinets including cutlery and pan drawers complemented with quartz work surfaces over. There is ceramic flooring with underfloor heating, with integrated appliances to include a fridge, freezer, dishwasher, Neff double ovens, induction hob with pop up extractor fan and a wine chiller. There is a double Belfast sink with Quooker, cold, hot and boiling tap and a seated breakfast bar. Leaded windows over the front aspect are fitted with attractive shutters and double doors provide access to the side and rear of the property, with a further door to the spacious utility room, where there are further shaker style cabinets with solid wood worktops, Belfast sink and space for additional appliances. From here there is access to the carport and one providing further access to the side and rear garden





First Floor

From the main staircase a half landing has stairs rising in both directions to four spacious bedrooms and the family bathroom. The master bedroom is particularly spacious and features solid wood flooring throughout, along with bespoke fitted wardrobes either side of a fabulous Juliet balcony which overlooks the rear garden. There is an en-suite attached which is of a generous size and fitted with a chrome heated towel ladder, chrome and glass double shower enclosure, oak vanity unit with wash hand basin inset and WC inset into a complementing oak unit with shelf over. There are three further bedrooms all fitted with oak flooring, with bedroom two benefiting from a further en-suite with part tongue and groove walls, WC, bidet, wash hand basin and bath with tongue and groove panelling, glass shower screen and Victoriana shower over. Bedroom three has a room attached with a wash hand basin and WC and bedroom four is currently being used as a study. The family bathroom also features benefits a tongue and groove panelled bath with contemporary tiling over, pedestal wash hand basin and WC, with solid wood flooring and leaded window.

Outside

To the front of the property is a low-level brick-built flower bed planted with a variety of shrubs and plants including pretty lavender. Access to the brick-built car port is through a five bar gate over a gravelled driveway. There are two side gates to the property, one accessed from a gate to the side of the car port and one via a gate from Station Road, which leads to a pebbled area screened by a combination of close board and attractive hazel hurdle fencing. A pebbled pathway leads to two sleeper edged steps up to a part walled garden, which is mainly laid to lawn with planted borders, along with a patio area ideal for outdoor dining and entertaining and a beautiful wooden summer house.





Viewing

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

Fixtures and Fittings

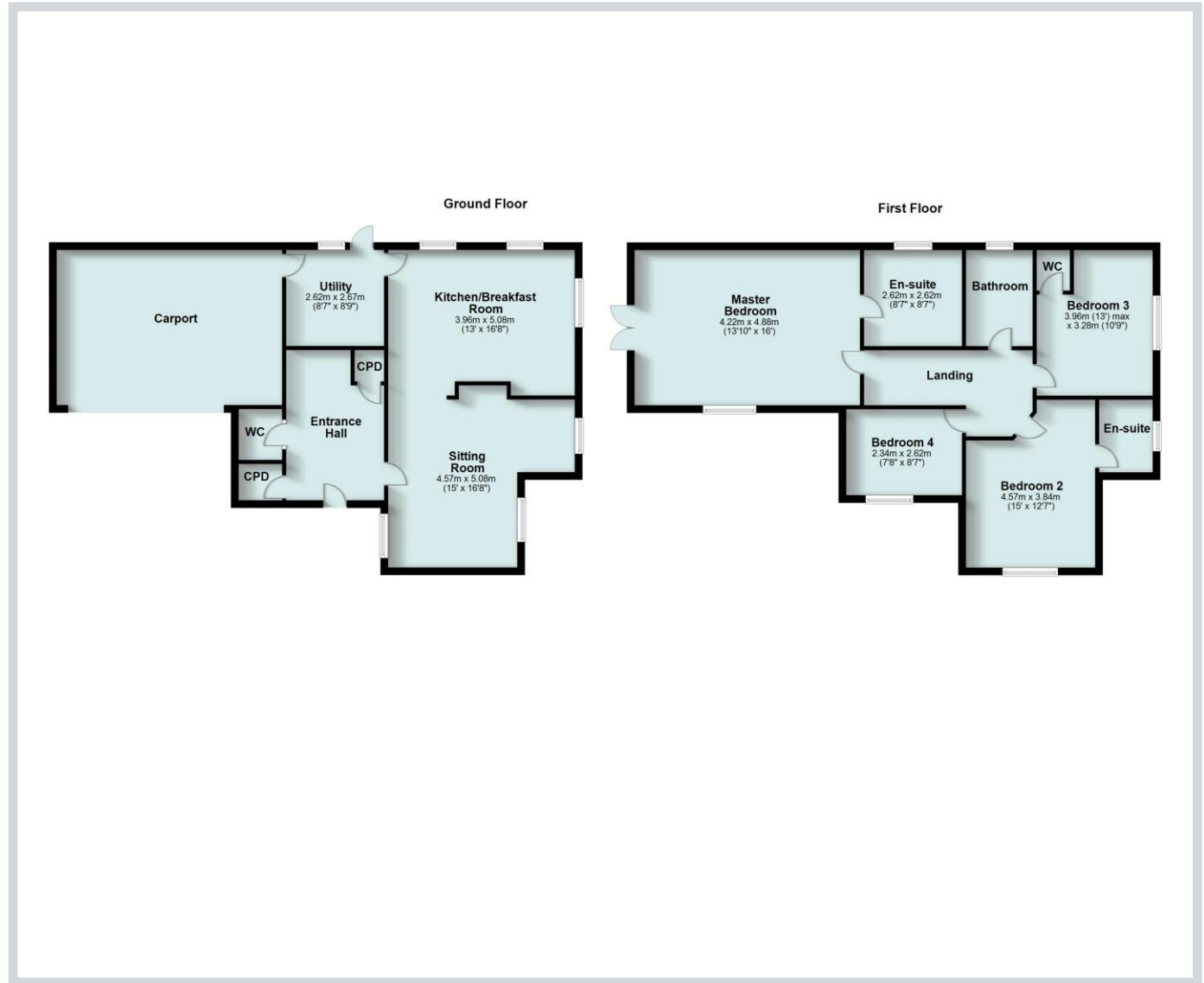
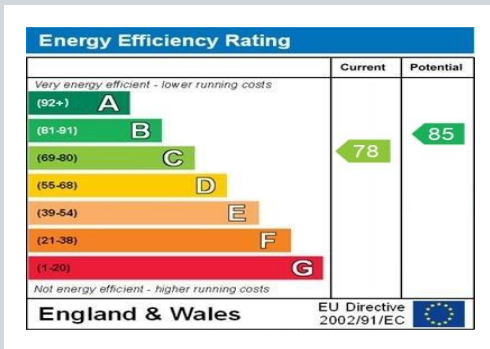
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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. Tel:01858-828282.
Council Tax Band – TBC.



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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.



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