



52 Six Acres, Broughton Astley, Leicestershire, LE9 6PX

HOWKINS &
HARRISON

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Guide Price: £635,000

Nestled in the popular village of Broughton Astley, this substantial four double bedroom detached family home offers spacious modern living. Completely renovated to include full new electrics and central heating system as well as recently extended, the property boasts a magnificent open plan living space. Upon entering, you will be greeted by a beautifully presented interior that has been tastefully redecorated throughout. The current owners have significantly upgraded the home to a high specification, including the impressive and recently refitted kitchen and utility room. The bathrooms have also been tastefully updated, with the property being further enhanced by recently installed, high specification flush casement windows and external doors.

Features

- Upgraded to a high specification
- Extended to create a wonderful open plan living space
- Side extension creating a new entrance hall, utility and ground floor cloakroom
- Two reception rooms & four/five spacious double bedrooms (One bedroom downstairs)
- Re-fitted family bathroom and downstairs shower room
- Dressing room with bespoke fitted wardrobes
- New flush casement windows and external doors
- New flooring and carpets throughout
- Column radiators & roof lanterns
- Oak panelled wooden internal doors & fitted shutter blinds
- Outbuilding currently used as a gym, formerly a garage



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 can either be accessed via the attractive brick-built porch, with pitched and tiled roof, to the front, or to the side of the property which provides access into an newly created entrance hall, forming part of the recent side extension. The front access leads directly into a welcoming sitting room with solid herringbone wooden flooring, fitted shutter blinds to the window and a beautiful cast iron feature fireplace, with decorative tiles and wooden surround, which provides an attractive focal point to the room. Either side of the chimney breast are two bespoke built cupboards, ideal for storage. From here a door leads into the study, also located to the front aspect, and to the side entrance hall which provides access through double doors to the impressive, and significantly extended kitchen/breakfast/family room. This stunning space is beautifully presented throughout and provides a wonderful social area, ideal for family gatherings or entertaining guests. Two glass roof lanterns and French doors with numerous glazed panels extend across the width of the room and flood the area with natural light. There is attractive panelling to the walls and wood effect tiled flooring right through, laid in a herringbone pattern, providing continuity and cohesion. The kitchen has been re fitted to a high standard with a comprehensive range of light grey shaker style units, incorporating numerous cupboards and drawers, along with a fabulous centre island with marble worktop, double Belfast sink, further cupboards, seated breakfast bar area, an American fridge/freezer housing unit with storage either side and a range of full height larder cupboards. There is space for a range style cooker with extractor hood above, with integrated appliances to include a dishwasher, fridge/freezer and wine fridge. There is ample space for a large table and chairs and to one corner is an area currently used as a snug. An opening leads to a further reception room, currently being used as a family/TV room, but could alternatively be used as a more formal dining are or downstairs bedroom. The light and airy entrance hall, created as part of a recent extension to the side of the property, laid with oak herringbone patterned flooring, new staircase and attractive panelling to the walls, provides access to a recently fitted utility room, which has a continuation of the herringbone flooring and is fitted with a range of matching light grey shaker cabinets to the kitchen, which includes an additional full height larder/storage cupboard, with complementing solid wooden worktop and Belfast sink, along with space and plumbing for white goods. A door leads through to a beautifully fitted ground floor shower room, with shower enclosure, wall mounted wash hand basin, chrome heated towel radiator and WC.





First Floor

The first floor landing gives access to four bedrooms, the family bathroom and a useful airing cupboard. The spacious master bedroom makes the most of the garden views with dual aspect windows to the side and rear fitted with shutter blinds, along with a feature panelled wall. Bedrooms two and three are also generous double rooms overlooking the front aspect with fitted shutter blinds, with bedroom two further benefiting from built-in storage. Bedroom four and the family bathroom are to the side of the property and have pitched rooflines with Velux windows. Bedroom four has been converted into an impressive walk-in dressing room, fitted with a fabulous range of bespoke grey wardrobes. The bathroom has been upgraded and re-fitted with a new white suite comprising of a double walk-in shower enclosure with rainfall shower head and separate handheld attachment, Victorian style pedestal wash hand basin and WC, with patterned tiling to the floor and metro style tiling to the water sensitive areas.

Outside

To the front, the property is enclosed by wrought iron railings with a small low maintenance garden laid to gravel and planted with architectural shrubs. The driveway, with recently laid tarmac, provides ample off-road parking for numerous vehicles. The rear garden is mainly laid to lawn, fully enclosed by timber fencing and screened by mature hedging. A raised paved terrace area, enclosed by a low-level brick wall, provides an ideal outdoor entertaining space, conveniently located directly to the rear of the open plan kitchen/breakfast/family room. Adjacent to this is a brick-built outbuilding, formerly the garage, which has been converted into a home gym with full electrics and heating (this conversation lends itself to other uses or could easily be converted back to a garage if so desired). A wooden garden shed provides space for garden storage.





Viewing

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

Agents Note

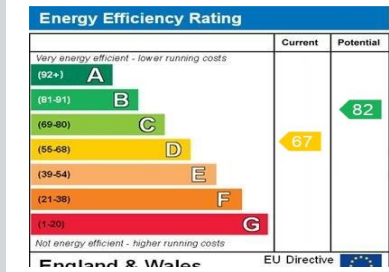
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

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 – D



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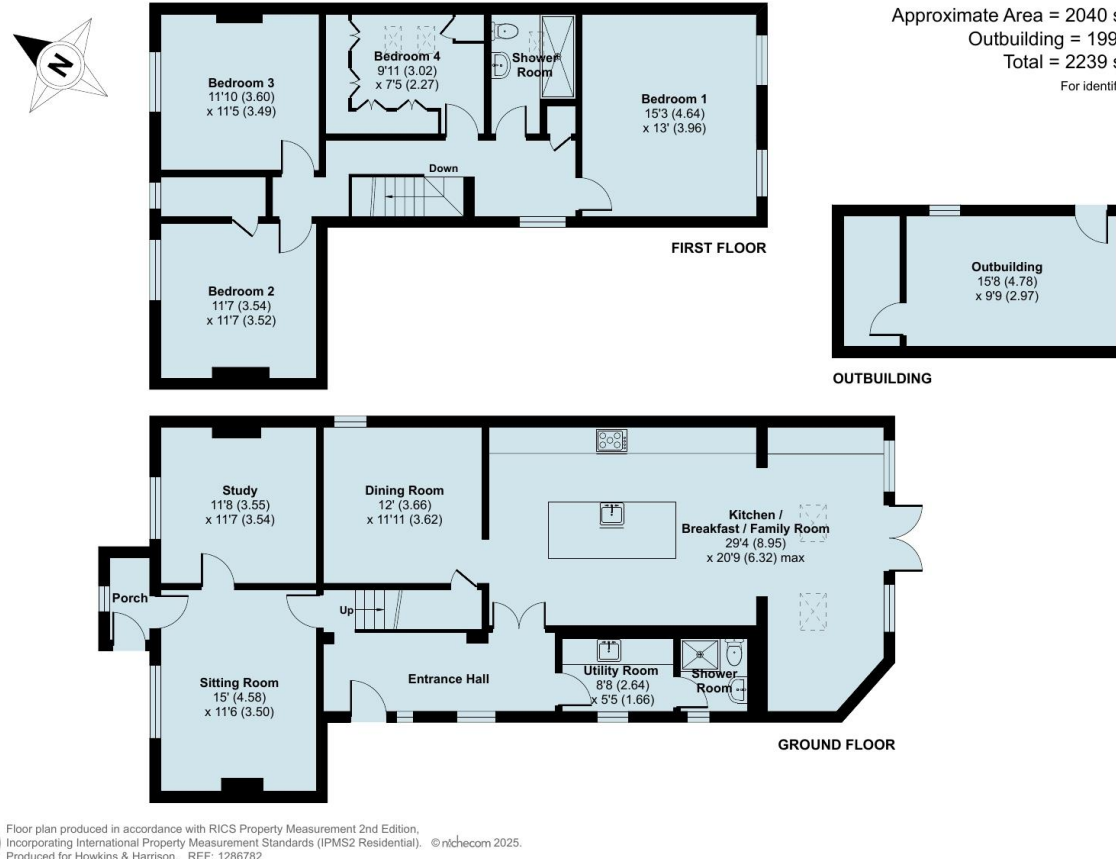
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Approximate Area = 2040 sq ft / 189.5 sq m

Outbuilding = 199 sq ft / 18.4 sq m

Total = 2239 sq ft / 207.9 sq m

For identification only - Not to scale



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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