

## 4 Thorneycroft Close, Broughton Astley, LE9 6NZ



**£495,000**

Nestled in a tranquil cul de sac at 4 Thorneycroft Close, Broughton Astley, this impressive detached house offers a perfect blend of comfort and style for family living. As one of the largest homes in the development, it boasts four spacious double bedrooms, making it an ideal choice for those seeking generous living space. Upon entering, you are greeted by a welcoming reception hall that leads to a convenient cloakroom. The property features a dedicated office space at the front, perfect for those who work from home. The well-appointed kitchen includes a utility room, ensuring practicality for everyday tasks. A separate dining room provides an elegant setting for family meals, while the lounge, with its charming French doors, opens seamlessly into the beautifully landscaped garden, creating a perfect indoor-outdoor flow. Upstairs, the principal bedroom is a true retreat, complete with an ensuite shower room and stunning far-reaching rural views. Three additional double bedrooms offer ample space for family or guests, complemented by a family bathroom featuring a shower over the bath. The private garden is a delightful outdoor space, predominantly laid to lawn with attractive shrub borders, a paved patio, and a timber decked seating area, ideal for entertaining or relaxing in the sun. Additionally, a raised vegetable plot and wheelie bin storage can be found to the side, enhancing the practicality of the outdoor space. The property is set in a tucked-away position, providing a sense of peace and privacy. The driveway offers ample parking and leads to a double garage, ensuring convenience for multiple vehicles. This exceptional family home in Broughton Astley is not to be missed, offering a wonderful lifestyle in a sought-after location.

*Service without compromise*

## Hall



This impressive hall has a galleried staircase rising to the first floor with a useful understairs cupboard and a radiator. Within the hall, there is also a useful cupboard to hang outdoor coats.

## Cloakroom 3'0" x 6'0" (0.91m x 1.83m)

Fitted with a low-level W/C and a pedestal hand wash basin. Ceramic tiled flooring throughout and an opaque window to the front aspect. Radiator.

## Study 15'4" x 6'9" (4.67m x 2.06m)



The office has dual aspect windows to the side and a radiator. Located at the front of the property this is the ideal space to work from home or to use as a play/hobby room.

## Breakfast Kitchen 9'10" x 16'9" (3.00m x 5.11m)



Fitted with a range of cabinets with complimenting surfaces, bowl and a half sink with mixer taps, a Zanussi double oven, gas hob plus extractor fan. There is plumbing for a dishwasher and an integrated fridge. There is a convenient breakfast bar seating area. Vinyl tiled flooring throughout and a window to the rear aspect that showcases far reaching rural views. There is a door that leads to the outside.

## Breakfast Kitchen ( Photo Two )



Utility 5'6" x 5'4" (1.68m x 1.63m)



Fitted with a stainless steel sink with mixer taps. Space and plumbing for a washing machine and tumble dryer. The gas central heating boiler is wall mounted. Vinyl tiled flooring throughout and ceramic wall tiling. A window to the side aspect

Living Room 21'3" x 11'3" (6.48m x 3.43m)



This spacious light and airy living room has a window to the front aspect and a set of French doors that open into the well maintained garden. The focal point of this room is most definitely the fireplace with a marble back drop and half housing a gas fire - perfect for cosy evenings in and there is a radiator. As well, there are two TV points at each end of the room - this is a great addition as this space can be re arranged, adding to it versatility. There is also a telephone point.

Living Room (Photo Two)



Dining Room 13'1" x 10'4" (3.99m x 3.15m)



The dining room has a set of French doors that open into the garden and a radiator. The perfect space to entertain friends and family.

Dining Room (Photo Two)



Principal Bedroom 11'10" x 11'4" (3.61m x 3.45m)



A double bedroom with a window to the rear that boasts far reaching rural field views. There is a radiator and ample room for wardrobes.

Galleried Landing



The galleried landing has a window to the front aspect and a radiator. You can also find a double linen storage cupboard which houses the hot water cylinder.

Principal Bedroom (Photo Two)



**Ensuite 9'2" x 5'5" (2.79m x 1.65m)**



Fitted with a back to wall W/C, bidet, hand wash basin set into a range of cupboards and a shower cubicle. Ceramic wall tiling and vinyl flooring. An opaque window to the side and a radiator.

**Bedroom Two 13'5" x 10'1" (4.09m x 3.07m)**



A double bedroom with a window to the front aspect overlooking the countryside and a radiator.

**Bedroom Three 10'2" x 10'10" (3.10m x 3.30m)**



A double bedroom with a window to the rear aspect and a radiator.

**Bedroom Four 10' x 7'5" (3.05m x 2.26m)**

A single bedroom with a radiator and a window to the rear aspect that showcases open field views.

**Bathroom 7'10" x 6'7" (2.39m x 2.01m)**



Fitted with a modern back to wall W/C, hand wash basin set into bespoke cupboards, bath with a shower and side screen and a chrome heated towel rail. An opaque window to the front aspect. Ceramic wall tiles and vinyl flooring.



Garden



The private landscaped garden is mainly laid to lawn with manicured shrub and plant borders. There is a paved patio seating area and a timber decked area at the top of the garden. The generous plot enjoys far reaching field views to all aspects.

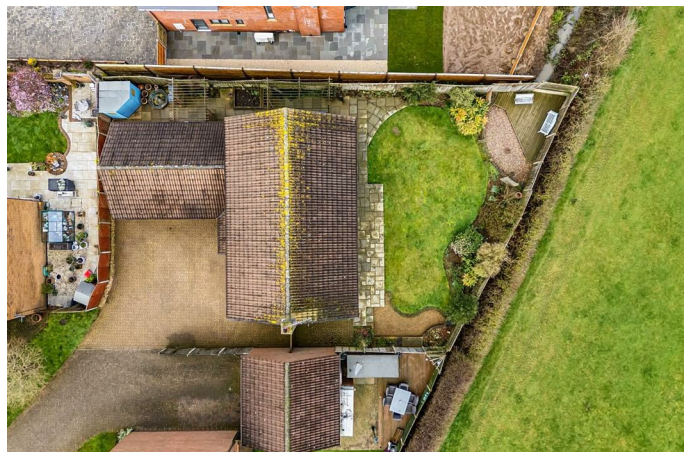
Garden (Photo Two)



Rear Aspect Photo



Aerial Photo



Aerial ( Photo Two )





## Double Garage 15'7" x 16' (4.75m x 4.88m)

The double garage can be accessed via up and over doors. Power and light is connected. There is also a personal door that opens into the side of the garden.

## Outside & Parking



A block paved drive provides ample off road parking. To the side there is a raised small vegetable or flower plot, bin storage area, an outside tap and a garden shed. This property is arguably the best position on the development. The property can be accessed just off of Dunton Road.

## Location

Location - The property is located within the popular village of Broughton Astley. There are three primary schools in the village and an excellent range of shops including two supermarkets. There are more comprehensive amenities in Leicester to the North and Lutterworth to the South. Broughton Astley is well located for access to the motorway network via junctions 20 and 21 on the M1. There are International Airports at Birmingham and East Midlands and rail links to London Euston station from Rugby (journey time approximately 1 hour).

## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

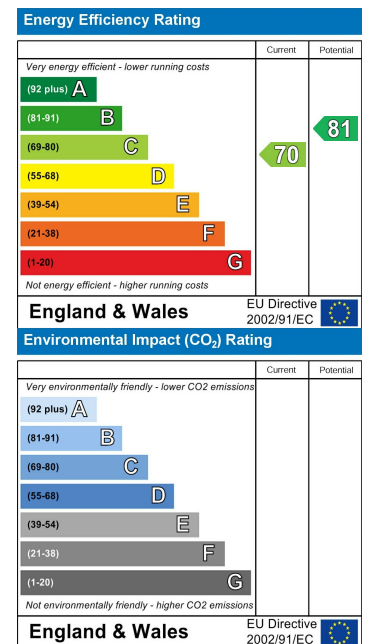


Total area: approx. 159.1 sq. metres (1712.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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