CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

7 Spring Gardens Dunton Road, Leicester, LE9 6AJ

£524,950

Bluebell Cottage – Spring Gardens, Broughton Astley

Located within the exclusive gated development of Spring Gardens, comprising just eight executive, high-specification bungalows, Bluebell Cottage offers luxury single-storey living on the outskirts of the sought-after village of Broughton Astley.

Less than one year old, this exceptional home has been finished to an outstanding standard, with premium fixtures and fittings, impeccable craftsmanship, and meticulous attention to detail throughout.

The beautifully presented accommodation includes a welcoming entrance hallway leading to a stunning open-plan living kitchen, thoughtfully designed with high-quality fitted units and integrated appliances, complemented by a separate utility room. There are two generously proportioned bedrooms, with the principal bedroom benefiting from a dressing room and a stylish en-suite shower room, while a contemporary family bathroom serves the second bedroom.

Outside, the property enjoys a generous, professionally landscaped rear garden with an expansive patio, creating an ideal space for outdoor dining and entertaining. A garage with an electrically operated door and a private driveway provide excellent parking and storage.

Combining modern luxury, energy-efficient design, and an exclusive setting, Bluebell Cottage represents a rare opportunity to acquire a nearly new bungalow in one of Broughton Astley's most desirable developments.

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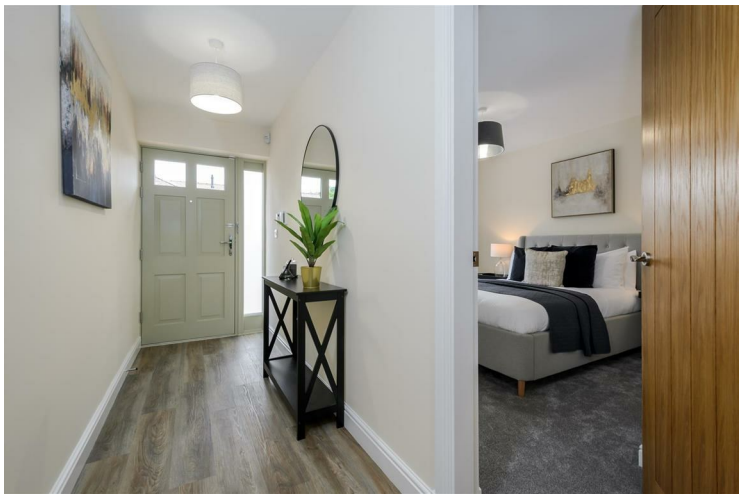

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Large Open Plan Living / Dining Kitchen

Entrance Hallway

Arguably one of this property's best features. This fabulous large room has ample space for living and dining furniture, with feature bi-folding doors and windows overlooking the landscaped rear garden, and underfloor heating which extends to the utility.
The kitchen area is fitted with a range of quality eye level and base level storage units with granite worksurfaces over, a fitted electric oven with a further combination oven, a large induction hob and an integral dishwasher, together with space and plumbing for an American-style fridge / freezer.

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Utility

With a matching range of eye level and base level storage units with granite worksurfaces over with space / plumbing for a washing machine and tumble dryer. Door to outside.

Bedroom One

With a window to the front aspect, doors to the dressing room and en suite.

Additional Image

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Dressing Room

A good sized room which is sufficiently sized for a good range of fitted wardrobes.

Additional Image

En Suite

Fitted with a low level w/c, inset wash basin with storage under and a large walk-in shower enclosure with a rainfall shower head. Heated towel rail / radiator.

Bedroom Two

With a window to the front aspect and built in wardrobes.

Bathroom

With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under, a bath and a walk in shower cubicle with a rainfall showerhead. Heated towel rail / radiator.

Additional Image

Outside

The generous rear garden is laid largely to lawn with a substantial Indian Sandstone patio, together with a generous amount of outdoor lighting and outside sockets.
To the front of the property is a large block paved driveway, a landscaped area, and access to the garage via an electrically operated sectional garage door.

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Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

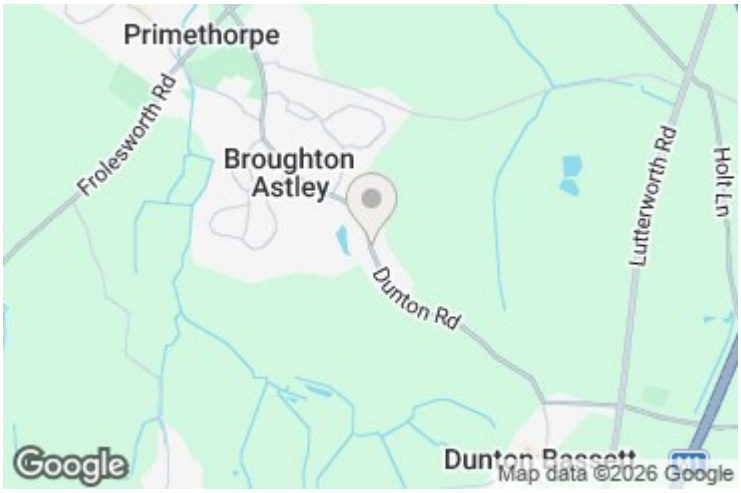
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

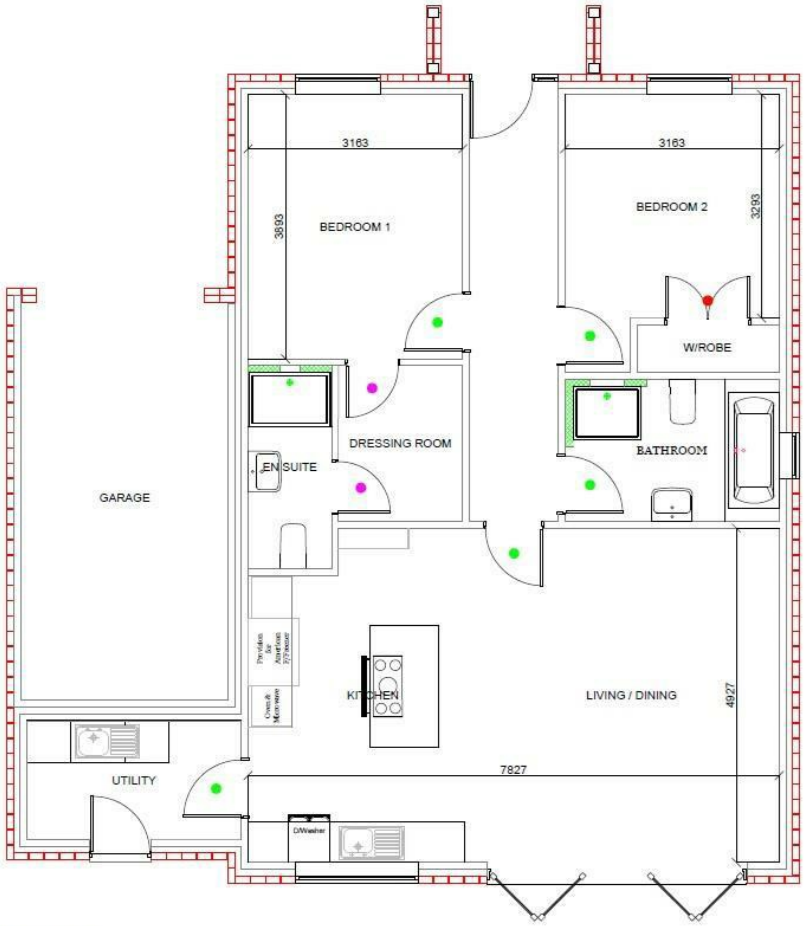
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

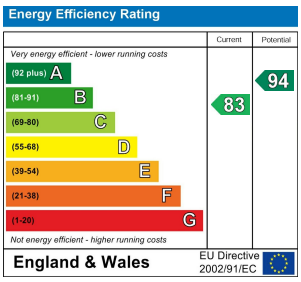
MONDAY - FRIDAY : 9:00am - 17:30pm
SATURDAY : 10:00am - 14:00pm

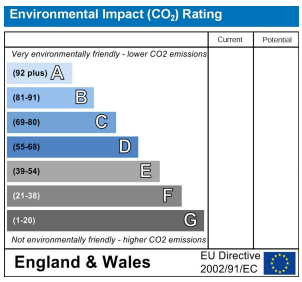




Plot 2 - Floor Plan
Bluebell Cottage
7 Spring Gardens
Broughton Astley

PLEASE NOTE: ALL DIMENSIONS ARE A GUIDE ONLY





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

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