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Room Sizes

Entrance Hall

Open Plan Breakfast Kitchen, Living & Dining Area
29'05 max x 33'01 max

Utility
8'09 x 9'07

WC
8'04 x 3'01

Bedroom One
12'07 x 11'02

Walk In Wardrobe (One)
7'07 x 12'02

En-Suite (One)
12'02 x 7'07

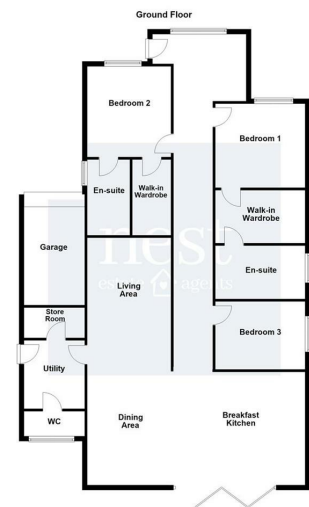
Bedroom Two
11 x 12'07

Walk In Wardrobe (Two)
5'08 x 10'08

En-Suite (Two)

Bedroom Three
12'06 x 9'09

Garage



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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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.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Kiln Close, Broughton Astley, Leicester LE9 6NT

£665,000

The Story Begins

- Stunning Detached Bungalow In A Desirable Cul-De-Sac Position
- Bright And Spacious Entrance Hall With Useful Storage Space
- Breath-taking Open-Plan Breakfast Kitchen, Dining And Living Area
- Bi-Fold Doors And Three Skylights Flood The Space With Natural Light
- Utility Room, Separate WC And Side Access To The Drivewa
- Spacious Principal Bedroom With Walk-In Wardrobe And En-Suite Bathroom
- Second Bedroom With Walk-In Wardrobe And En-Suite Shower Room
- Versatile Third Bedroom To Suit Your Needs
- Enclosed Rear Garden, Off-Road Parking And Garage Access
- Freehold Energy Rating - Awaiting Up To Date EPC Since Renovation Council Tax Band - D

Location Is Everything

The village of Broughton Astley offers a welcoming community atmosphere, together with a wide range of amenities to suit a variety of lifestyles. For everyday convenience, a regular local bus service operates throughout the village, providing easy access to surrounding areas, including excellent motorway links, Fosse Park, and Leicester city centre. Broughton Astley itself benefits from a strong selection of local amenities, including a range of shops, a library, a garage, a café, and a health centre. Combined with its attractive village setting and strong sense of community, it is a highly desirable location for those seeking the perfect balance between rural charm and modern convenience.



Inside Story

Welcome to this truly stunning detached bungalow, occupying a desirable cul-de-sac position and having been virtually rebuilt by the current owners to create an exceptional contemporary home. With only a small section of the original property remaining, the result is a beautifully designed home with an outstanding standard of finish throughout.

The bright and welcoming entrance hall leads into the showstopping heart of the home – a superb open-plan breakfast kitchen, dining and living space, created for both everyday life and entertaining. Three skylights flood the room with natural light, while impressive bi-fold doors open onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The beautifully appointed kitchen offers an excellent range of storage, three integrated ovens, dishwasher and fridge freezer, together with a generous breakfast bar with space for multiple stools. A useful utility room provides space and plumbing for a washing machine and tumble dryer, along with room for an additional American-style fridge freezer. There is also a stylish WC and side door providing access to the driveway.

The principal bedroom is a wonderful retreat, benefiting from air conditioning, a walk-in wardrobe and a luxurious en-suite bathroom with separate shower, WC and wash hand basin. The second bedroom also enjoys its own walk-in wardrobe and en-suite shower room with walk-in shower, WC and wash hand basin. The wardrobe also offers an exciting opportunity for further versatility, with the potential to create a separate home office by forming a doorway from the hallway, subject to the necessary works and permissions.

The third bedroom provides further flexible accommodation, ideal for a bedroom, office or additional living space.

Outside, the enclosed rear garden combines patio and lawn, providing a beautiful setting for relaxing and entertaining. To the front, there is off-road parking, a fenced frontage and access to the garage.

