



Ambergate Close, Broughton Astley,
LE9



3



1



1

£300,000



Key Features

- Three bedroom detached family home
- Cul de sac position
- Open plan kitchen diner with conservatory
- Ground floor WC
- Driveway and garage
- Popular residential location
- EPC rating TBC
- Freehold





Nestled within a sought-after family-friendly cul-de-sac in Broughton Astley, this three-bedroom detached home offers well-proportioned accommodation ideal for modern family living, all within easy reach of local amenities, schools, and transport links. The accommodation briefly comprises an entrance lobby, bay fronted lounge, an open-plan kitchen diner perfect for everyday living and entertaining, a versatile conservatory providing additional reception space, a useful utility room, and a convenient guest WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property continues to impress with front and rear gardens, while a driveway and garage provide ample off-road parking. Benefiting from gas central heating and a desirable residential setting, this home is perfectly suited to families.



Step inside your home

Upon entering the home, you are welcomed into an entrance lobby with a door leading through to the reception room, flooded with natural light from a window overlooking the front aspect. The room also features a staircase rising to the first floor and access through to the open-plan kitchen diner, fitted with a range of units and offering ample space for appliances.



Open access leads through to the conservatory, providing additional versatile living space and enjoying views over the garden. Completing the ground floor is a convenient guest WC and a useful utility room, offering further storage space.

Moving upstairs

Ascending to the first floor, a bright and airy carpeted landing provides access to three well-proportioned bedrooms, two of which are comfortable doubles.

Completing the accommodation is the family bathroom, fitted with a modern three-piece suite comprising a P-shaped bath with shower over, wash hand basin, and WC.

Outside

Occupying a desirable cul-de-sac position, the property benefits from a driveway to the front providing off-road parking and access to the integral garage, measuring 5.15m x 2.51m, which also features a convenient side access door.

Gated side access leads to the enclosed rear garden, enjoying a particularly private feel and mainly laid to lawn with a variety of established shrubs, fenced boundaries, and a decking area ideal for outdoor seating and entertaining.

Location

Broughton Astley is a large village situated in south west Leicestershire approximately nine miles from the centre of Leicester city, in the district of Harborough. The village offers a wide range of local amenities including popular schooling, shopping amenities and sporting and social facilities, and is surrounded by some of Leicestershire's most attractive countryside whilst offering good access further afield via the M69 and junctions 21 and 20 southbound of the M1.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Harborough - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



Making an Offer

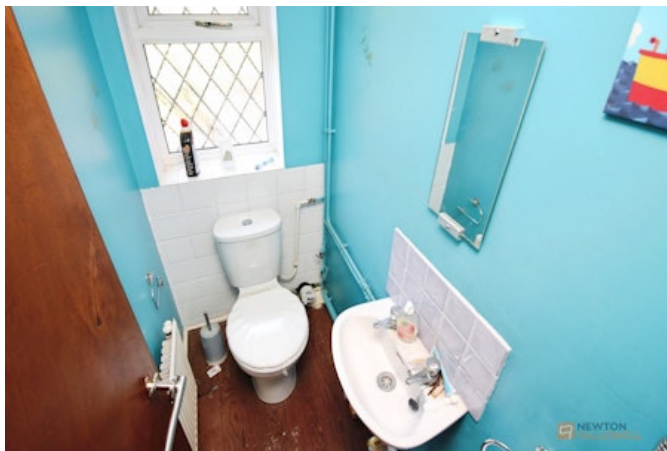
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should

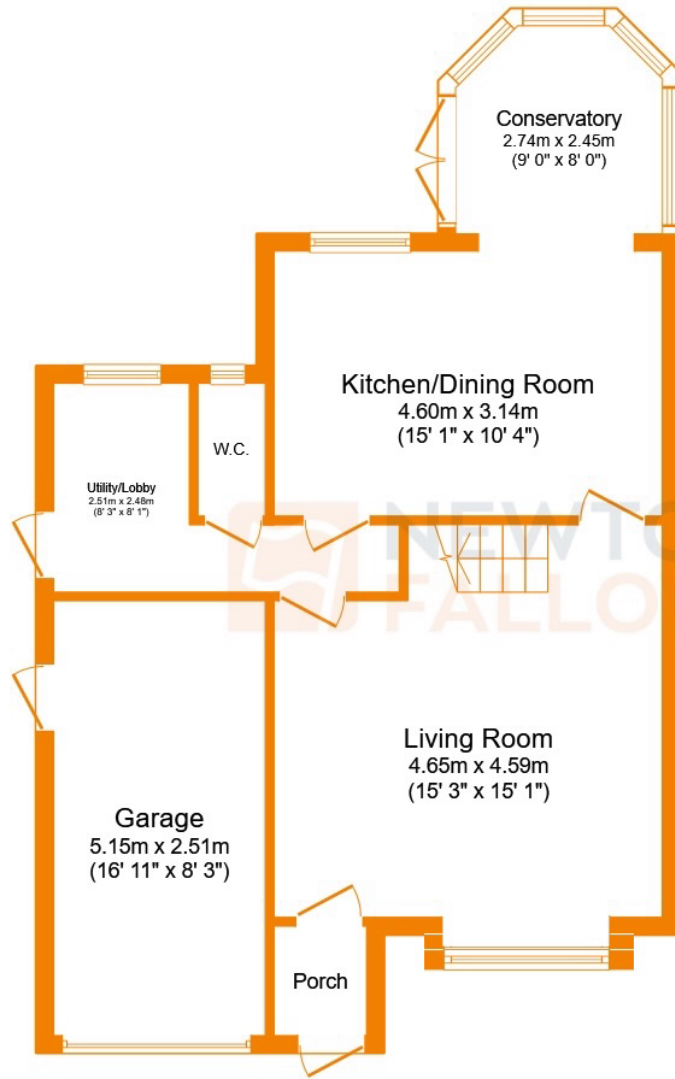


you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

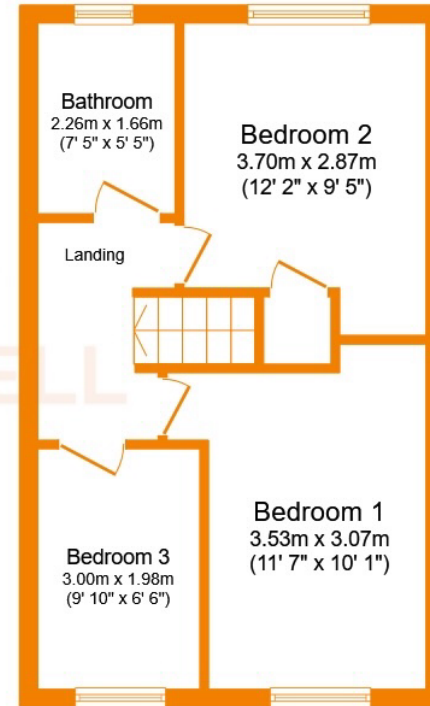
Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.





Ground Floor



First Floor

