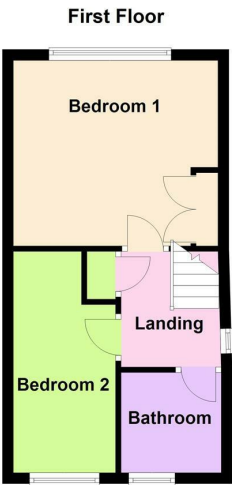
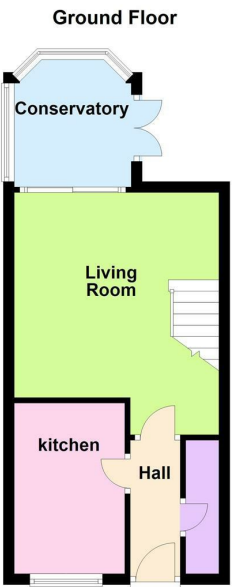


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Kitchen  
10'03" x 6'8" (3.12m x 2.03m")
- Lounge  
14'7" x 12'4" (4.47m x 3.76)
- Conservatory  
8'11" x 7'6" (2.74m x 2.31)
- Bedroom One  
12'4" x 11'3" (3.78m x 3.43m)
- Bedroom Two  
13'2" x 6'03" (4.01m x 1.91m)
- Family Bathroom  
6'8" x 6'00" (1.91m x 1.83m)



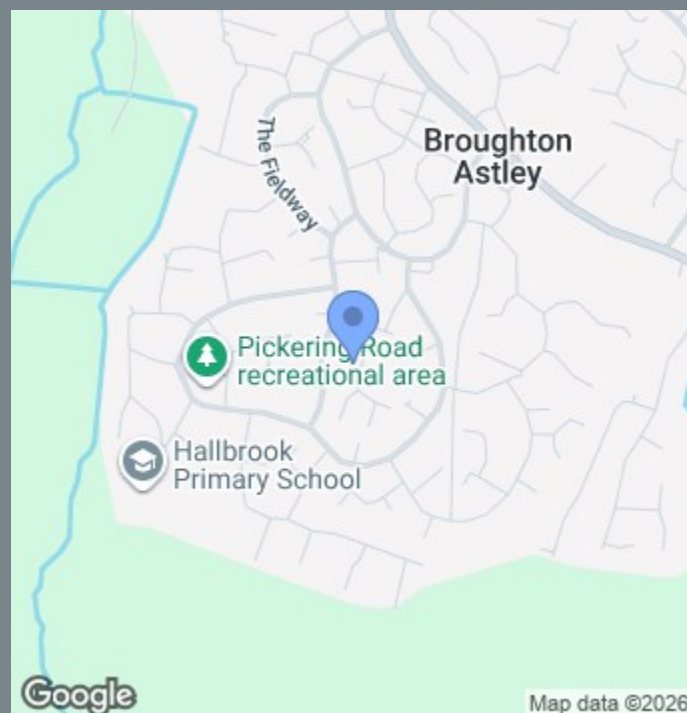


## OVERVIEW

- Semi Detached Family Home
- Two Bedrooms
- Bright And Spacious Lounge
- Modern Fitted Kitchen
- Conservatory With Views Into The Garden
- Family Bathroom
- Enclosed Rear Garden With Patio Area
- Driveway Providing Off Road Parking
- Freehold, EER Rating D, Council Tax Band B
- Must Be Viewed

## LOCATION LOCATION....

Situated within a quiet cul-de-sac on Bushnell Close, this property enjoys a sought-after position within the popular village of Broughton Astley. The area is well regarded for its strong community feel, good local schools including Thomas Estley Community College, and a good range of shops, pubs and everyday amenities. Ideal for commuters, the village offers easy access to Leicester, Hinckley and the M1, with Narborough train station just a short drive away. Surrounded by open countryside, Broughton Astley combines village living with excellent links to the city.



## THE INSIDE STORY

*A well-presented two-bedroom semi-detached home situated in a quiet cul-de-sac location on Bushnell Close in Broughton Astley. This attractive property offers well-balanced accommodation ideal for first-time buyers, downsizers or investors alike. Enter through the front door into a welcoming lounge with stairs rising to the first floor. The lounge is bright and spacious a perfect room to unwind after a long day. Patio doors take you into the conservatory, a wonderful space to sit and relax and enjoy the views of the garden. The modern fitted kitchen is well equipped with an array of wall and base units, space for a fridge freezer and plumbing for a washing machine . To the first floor are two good-sized bedrooms and a family bathroom which is fitted with a bath with shower over, a wash hand basin and a low level WC. Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining in the warmer summer months. The front of the property is landscaped so easy to maintain with a driveway to the side providing off road parking. Positioned within easy reach of local amenities, schools and transport links, this home combines comfort with convenience in a sought-after village setting. Early viewing is highly recommended.*

