13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Kitchen
9'9" x 6'9" (2.97m x 2.06m)

Lounge Diner
23'8" x 14'8" (7.21m x 4.47m)

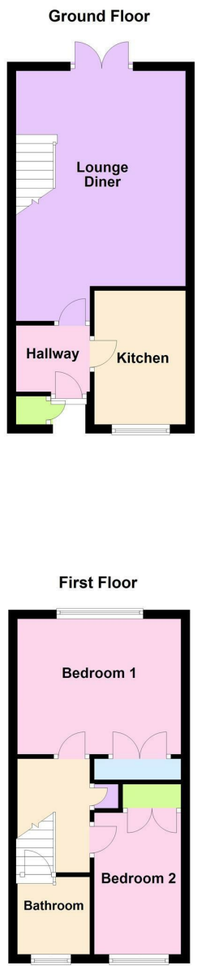
Landing

Bedroom One
12'2" x 10'7" (3.71m x 3.23m)

Bedroom Two
10'9" x 5'10" (3.28m x 1.78m)

Bathroom
5'7" x 5'5" (1.70m x 1.65m)

Summer House
10'0 x 10'0 (3.05m x 3.05m)



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 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

22 Richardson Close, Broughton Astley, LE9 6NU

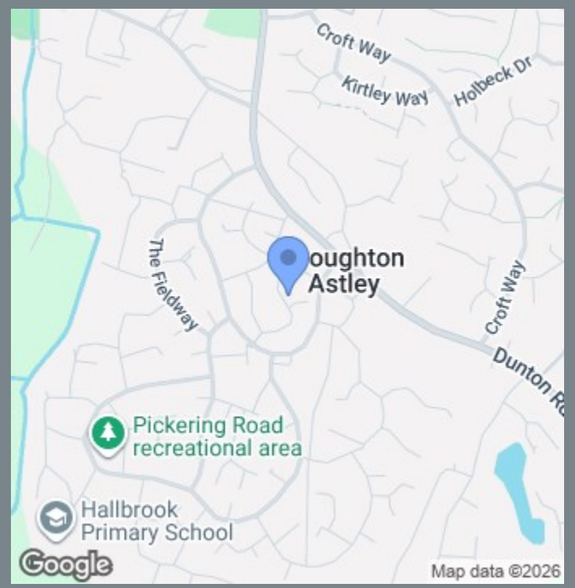
£220,000

OVERVIEW

- Beautiful End Townhouse
- Fabulous Village Location
- Hallway & Newly Fitted Kitchen
- Spacious Lounge Diner
- Two Bedrooms & Stylish Bathroom
- Summer House/Office
- Landscaped Rear Garden
- Private Allocated Adjacent Parking For Two Cars
- Viewing Is A Must
- EER - tbc, Freehold, Tax - A

LOCATION LOCATION....

Richardson Close is situated within the popular village of Broughton Astley, a well-established and family-friendly area known for its strong community spirit and excellent local amenities. The village offers a good range of shops, supermarkets, cafés, pubs and everyday services, with further retail and leisure facilities available in nearby Hinckley, Narborough and at Fosse Park. Families are particularly well catered for, with reputable schools including Hallbrook Primary School, Old Mill Primary School and Thomas Estley Community College all within easy reach. Residents also enjoy access to nearby parks, green spaces and countryside walks, providing ideal opportunities for outdoor recreation and family life. Richardson Close is well positioned for travel, with convenient access to the A426, M1 and M69 motorway networks, along with regular transport links to Leicester and surrounding towns, making it an excellent location for commuters. Combining village charm, strong schooling and modern convenience, Broughton Astley remains a highly desirable place to live.



THE INSIDE STORY

Situated in a charming village location, this lovely end townhouse offers beautifully presented accommodation throughout, perfectly suited to modern living and ideal for a range of buyers. Upon entering, you are welcomed into an inviting hallway that leads through to a stylish kitchen, fitted with shaker-style cabinets complemented by wooden work surfaces, creating a timeless yet contemporary feel. Offering plenty of storage and workspace, this room is both practical and attractive for day-to-day living. To the rear, the spacious lounge diner provides a bright and versatile living space, ideal for relaxing, entertaining, or family meals. French doors open directly onto the decking area, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. Upstairs, the landing leads to two good-sized bedrooms, both benefitting from inbuilt cupboards providing excellent storage. These rooms offer comfortable accommodation with flexibility for a guest room, dressing room, or home office if required. The modern bathroom is beautifully finished with a fresh and contemporary feel, creating a relaxing space to unwind. Thoughtfully designed, it offers both style and practicality, perfectly suited to everyday living. Externally, the property continues to impress. A garden to the front enhances the home's kerb appeal, while the landscaped rear garden has been thoughtfully designed for enjoyment and ease of maintenance, featuring a lawn and decking area—perfect for outdoor dining, entertaining, or relaxing in the warmer months. The garden also benefits from a summer house, currently utilised by the owners as a home office, featuring full insulation and electrics making it a fantastic additional versatile space. Further benefits include private allocated parking adjacent to the property, providing convenient off-road parking for two vehicles.