

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room

18'07 x 11'11

Kitchen

12'03 x 9'10

Dining Room/Bedroom Three

11'1 x 10'11

Conservatory

14'09 x 9'06

Bedroom One

10'11 x 12'06

Bedroom Two

10'11 x 12'06

Bathroom

8'05 x 6'03

En-Suite

8'07 x 4'01

Utility

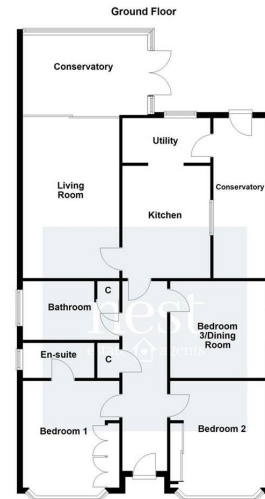
9'10 x 6'04

Second Conservatory

16'11 x 5'05

Tandem Garage

34'9 x 9'01



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

FREE PROPERTY VALUATION 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 2772277 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 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.

Coventry Road, Broughton Astley, Leicester LE9 6QA

Guide Price £450,000

The Story Begins

- Beautiful Detached Bungalow Rarely Available
- Spacious Entrance Hallway
- Living Room With Sliding Doors To Conservatory
- Fitted Kitchen
- Useful Utility Area With Access To A Second Conservatory.
- Two Bedrooms With Third Currently Being Used As A Dining Room
- Family Bathroom & En-Suite Shower Room
- Enclosed Garden & Off Road Parking
- Tandem Detached Garage (excellent potential for conversion into a home office or studio, subject to the necessary local authority permissions.)
- Freehold EPC-D Council Tax Band-D - Guide Price £450,000 - £470,000

Location Is Everything

Positioned in an enviable setting, set back from the road and approached via a pebbled drive, this wonderful home offers both privacy and kerb appeal. The property also benefits from a detached garage, presenting excellent potential for conversion into a home office or studio, subject to the necessary local authority permissions. The village of Broughton Astley offers a welcoming community atmosphere alongside a wealth of amenities catering to a variety of lifestyles.

For everyday convenience, a local bus service operates throughout the village, offering easy access to surrounding areas, including excellent motorway links, Fosse Park, and Leicester city centre.

Broughton Astley itself benefits from a variety 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

A wonderful detached bungalow, offering exciting potential for further enhancement, subject to local planning consent while still being ready for its next owners to move straight in. Step inside and you're welcomed by a spacious entrance hallway, ready for coats, shoes and everyday essentials, setting the tone for the generous proportions rooms found throughout. Positioned to the front are the two principal bedrooms: the master suite benefits from built in wardrobes & en-suite shower room, while bedroom two is equally well-sized and features built-in sliding wardrobes for excellent storage. A third bedroom is currently used as a dining room, showcasing the flexibility of the layout. Whether you need an additional bedroom, a home office or hobby room. The bathroom is well appointed, comprising a bath with overhead shower, WC, wash hand basin and a useful built-in storage cupboard. To the rear of the property, the spacious living room is beautifully bright, enhanced by sliding glass doors that open directly into the conservatory. This creates a wonderful flow of space and light, perfect for everyday living and entertaining. The conservatory itself is a real highlight, offering lovely views across the garden and French doors out to the patio, making it an ideal spot for relaxing with a coffee, or simply enjoying the outlook. The kitchen is fitted with a range of base and wall units and comes complete with two integrated ovens, a gas hob, and space for both a fridge and dishwasher. It continues seamlessly into the utility room, where you'll find plumbing for a washing machine along with additional worktop and storage space, leading to the second conservatory. Outside, the garden is mainly laid to lawn with mature shrubs, trees and well-stocked flower beds, providing a pleasant outdoor space to enjoy throughout the seasons. The property further benefits from a detached tandem garage with oodles of potential and ample off-road parking. Guide Price £450,000 - £470,000

