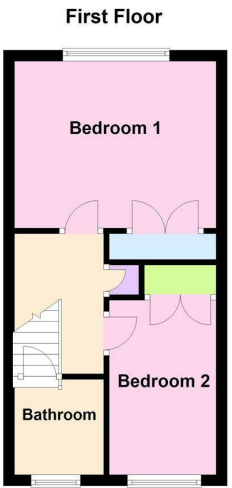
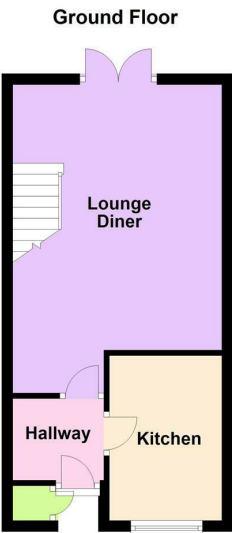


FLOOR PLAN

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)

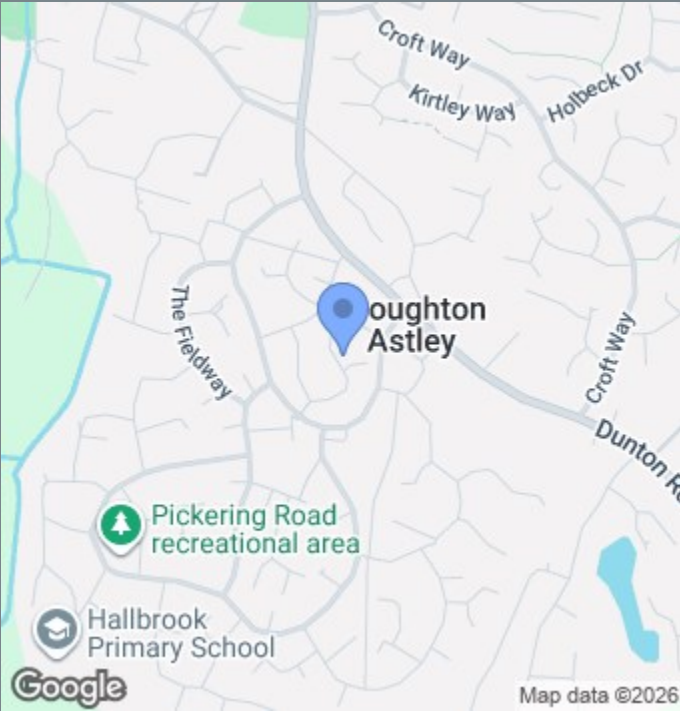


# OVERVIEW

- 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.*

