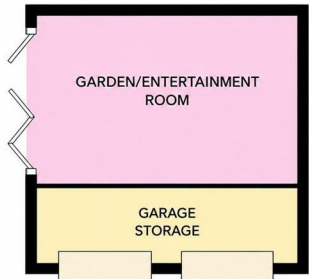
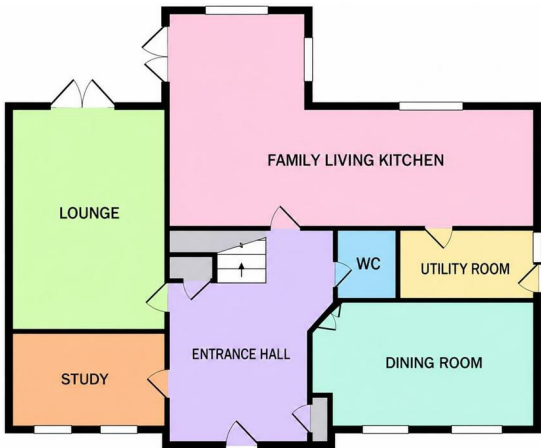


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
17'7" x 11'8" (5.38 x 3.58)
- Family Living Kitchen**
- Utility**
7'8" x 4'11" (2.34 x 1.52)
- Dining Room/Play Room**
8'11" x 13'9" (2.74 x 4.2)
- Study**
11'8" x 6'10" (3.58 x 2.1)
- Downstairs Cloakroom**
- Landing**
- Bedroom One**
13'6" x 12'0" (4.14 x 3.66)
- Dressing Room**
10'11" x 4'11" (3.33 x 1.52)
- En Suite**
- Bedroom Two**
12'7" x 9'6" (3.86 x 2.92)
- En Suite**
- Bedroom Three**
11'10" x 10'7" (3.63 x 3.25)
- Bedroom Four**
10'5" x 9'2" (3.2 x 2.8)
- Bathroom**
- Garden/Entertainment Room**
12'5 x 16'1 (3.78m x 4.90m)



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?
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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

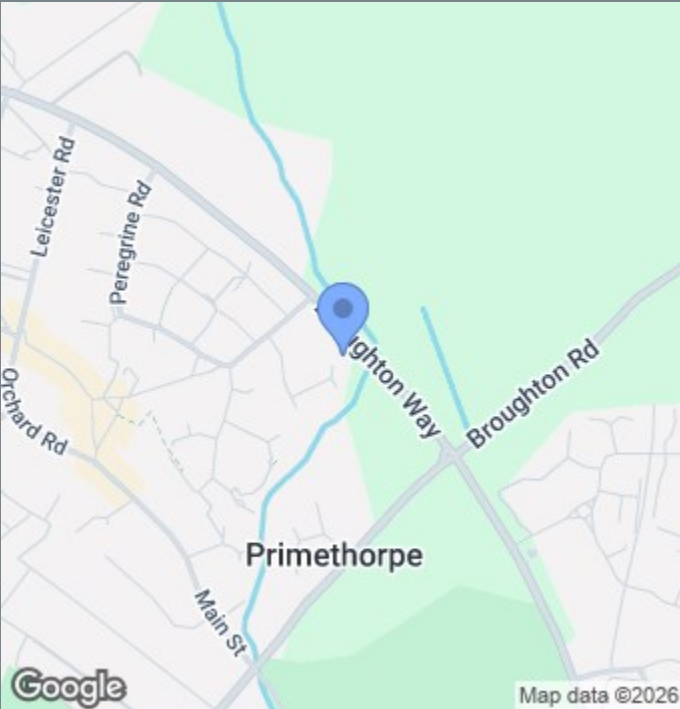
19 Buzzard Close, Broughton Astley, LE9 6TX
£575,000

OVERVIEW

- Truly Stunning Executive Family Home
- Fabulous Cul Sac & Village Location
- Spacious Versatile Accommodation
- Hall, Study, Dining Room, D/S Cloaks
- Lounge, Family Living Kitchen & Utility
- Four Double Bedrooms & Two En Suites
- Dressing Room To Primary & Family Bathroom
- Driveway, Garage Storage & Garden Room
- Landscaped Wrap Around Garden
- EER - C, Freehold, Tax - F

LOCATION LOCATION....

Buzzard Close enjoys a lovely cul-de-sac position within the popular village of Broughton Astley, with an excellent range of amenities surprisingly close at hand. Everyday shopping is easy with a Co-op, Aldi & local convenience stores within around a third of a mile, while the village also offers caf  s, pubs, takeaways, a Post Office & useful services. Families are particularly well catered for, with Orchard C of E Primary School, Old Mill Primary School & Thomas Estley Community College all nearby. The village has a fantastic community feel, with a library, leisure centre, sports clubs, recreation grounds, children's play areas & plenty of local groups and activities, while the surrounding Leicestershire countryside provides lovely opportunities for walks & getting outdoors. For commuters, Broughton Way is just moments from Buzzard Close, providing convenient road links towards Narborough, Leicester, Lutterworth, the M1 & M69, with Narborough railway station also within easy reach and local bus services connecting the surrounding villages. With shops, schools, leisure facilities & countryside all close by, Buzzard Close offers a wonderfully convenient setting for family life.



THE INSIDE STORY

Occupying a fabulous position within a peaceful cul-de-sac in a sought-after village setting this stunning executive home offers an abundance of space & wonderfully versatile accommodation designed for modern family life. The welcoming hallway leads into an impressive lounge with a contemporary media wall creating a stylish focal point. French doors open directly onto the garden making this a lovely room for relaxing & entertaining. At the heart of the home is the fabulous family living kitchen. Beautiful shaker style cabinetry is complemented by granite worktops with plenty of space for a dining table & chairs alongside a comfortable seating area. Designed to bring everyone together this is a wonderful space for busy family mornings relaxed meals & catching up at the end of the day. French doors open onto the garden allowing family life to flow effortlessly outdoors. A separate utility provides valuable additional storage & practicality. Further reception space includes a sitting room/dining room offering flexibility for more formal entertaining or a cosy second lounge. There is also a study/games room which could equally work as a playroom or home office. A downstairs WC completes this floor. Upstairs the impressive galleried landing leads to four generous double bedrooms. The primary bedroom creates a wonderful private retreat with its own dressing room & en suite while bedroom two also enjoys an en suite. The remaining bedrooms provide excellent space for family or guests with a family bathroom completing the first floor. Outside there is a driveway & garage storage to the front. The rear section of the garage has been cleverly converted into a fantastic garden/entertainment room with bifold doors. Perfect for parties a home bar gym or games room. The wrap-around garden offers lawn mature shrubs & patio areas ideal for outdoor dining & summer entertaining. A superb family home offering space flexibility & a wonderful village lifestyle.

