

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
16'4 x 11'6 (4.98m x 3.51m)

Dining Kitchen
16'4 x 9'11 (4.98m x 3.02m)

Downstairs WC

Landing

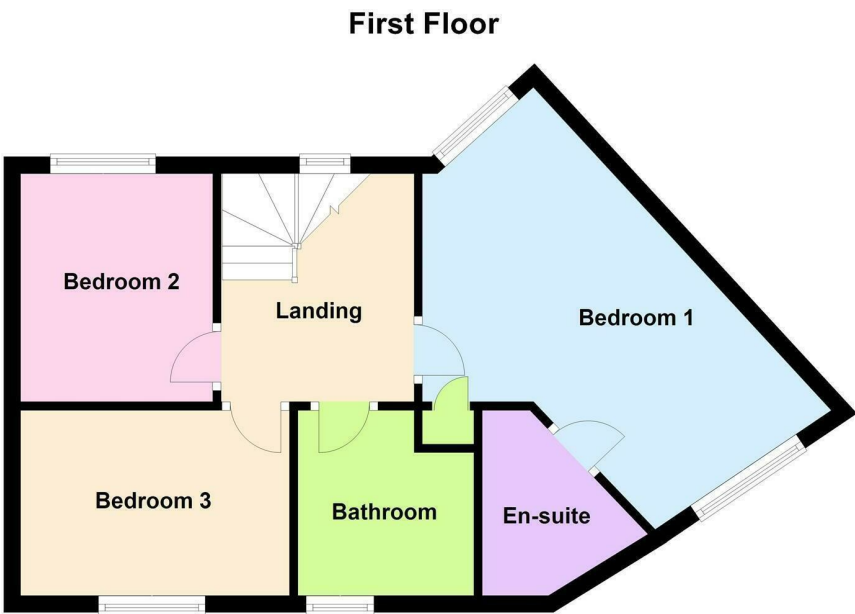
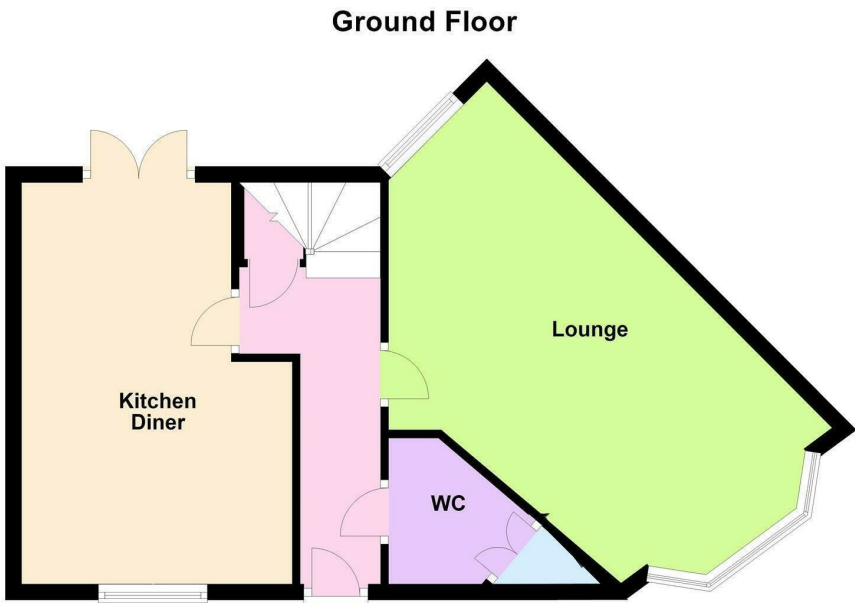
Bedroom One
16'4 x 12'2 (4.98m x 3.71m)

En Suite

Bedroom Two
10'9 x 7'1 (3.28m x 2.16m)

Bedroom Three
8'9 x 7'5 (2.67m x 2.26m)

Family Bathroom

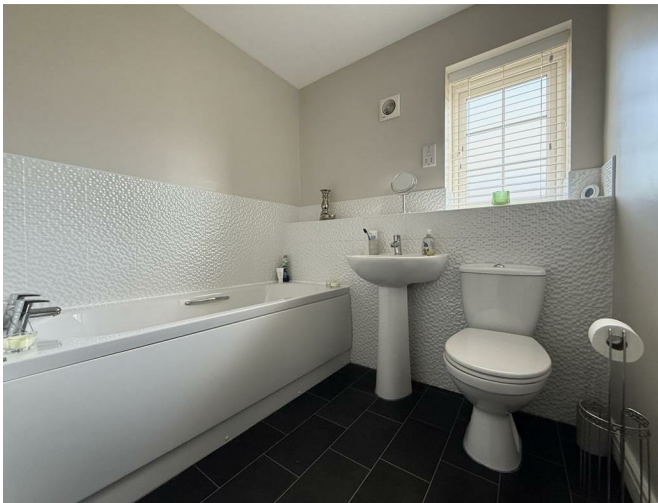


OVERVIEW

- Stunning Family Home
- Modern Development
- Entrance Hall & Downstairs Cloakroom
- Spacious Lounge & Dining Kitchen
- Three Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is Advised
- Jelson Home Exton Spec
- EER - B, Freehold, Tax Band - C

LOCATION LOCATION....

Buxton Crescent is located within the modern and highly regarded Estley Green development in Broughton Astley, a popular village known for its strong community feel and family-friendly environment. This newer estate offers a peaceful residential setting while remaining close to a range of local amenities, including shops, supermarkets, caf  s and everyday services within the village centre. Families are particularly well catered for, with well-regarded schools such as Hallbrook Primary School, Old Mill Primary School and Thomas Estley Community College all within easy reach. Residents enjoy access to nearby parks, open green spaces and countryside walks, ideal for outdoor activities and family life. Buxton Crescent is also well positioned for commuters, with convenient access to the A426, M1 and M69 motorway networks, as well as good transport links to Leicester, Hinckley and surrounding areas. Combining modern living with village charm and excellent connectivity, Estley Green remains a highly desirable place to live.



THE INSIDE STORY

Located on the popular Estley Green development in Broughton Astley, this beautifully presented home offers stylish, modern living and benefits from the remainder of its NHBC certificate, providing peace of mind for prospective buyers. A welcoming entrance hallway leads into the main living spaces. The lounge is both spacious and bright, enhanced by dual aspect windows that allow natural light to flow throughout the room, creating a comfortable and inviting setting ideal for relaxing or entertaining. The dining kitchen is thoughtfully designed with classic shaker-style units and integrated appliances, combining practicality with a contemporary finish. The dining area offers ample space for a table and chairs, making it perfect for family meals or hosting guests, while French doors open directly onto the garden, creating an effortless connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexibility for family life, guests or home working. The primary bedroom benefits from dual aspect windows and a private en suite, creating a light and comfortable retreat. The family bathroom is modern and well appointed, serving the remaining bedrooms. Externally, the property benefits from a driveway, providing off-road parking. To the rear, the landscaped garden features a lawn and patio area, offering a great space for outdoor dining, relaxing or enjoying time with family. A fantastic opportunity to acquire a modern, move-in-ready home in a sought-after development.

