



35 Aland Gardens, Broughton Astley

Guide Price £245,000



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Broughton Astley, Leicester

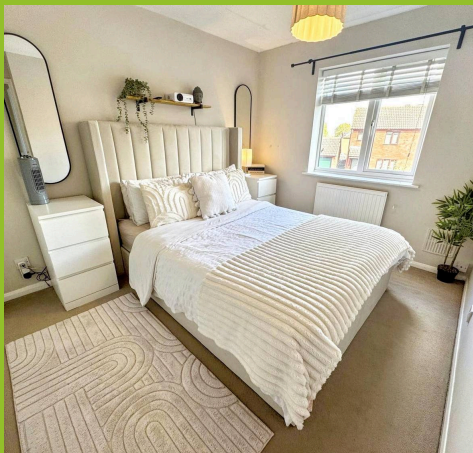
Presenting this beautifully appointed three-bedroom semi-detached house, perfectly situated in a sought-after village location that delivers an enviable blend of peace, convenience, and community spirit. Upon entry, you are welcomed by a bright and spacious open-plan living area, thoughtfully designed to maximise both comfort and versatility, with ample room for relaxing, dining, and entertaining. The modern kitchen seamlessly integrates with the living space, offering contemporary fittings and plenty of storage, making it ideal for both family meals and social gatherings. Upstairs, three generously sized bedrooms and modern family bathroom provide flexible accommodation. Additional highlights include a convenient two-car driveway, providing that all-important parking space for busy households or visiting guests. The property's layout and orientation ensure an abundance of natural light throughout, creating a warm and inviting atmosphere in every room.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Ideal Village location
- South-West facing garden
- 2-car Driveway
- Spacious open-plan living





Lounge

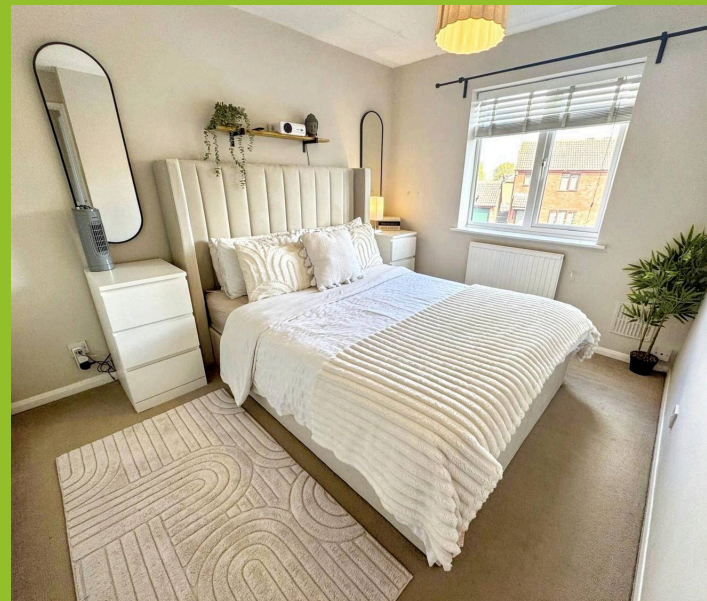
12' 6" x 12' 4" (3.81m x 3.75m)

A beautifully presented and generously proportioned living room, finished in a calm, neutral palette that creates a warm and inviting atmosphere. A wide front-facing window fitted with stylish white blinds allows for plenty of natural light while maintaining privacy, enhancing the room's bright and airy feel. A neutral colour scheme throughout offers a versatile backdrop, ready to suit a variety of interior styles.

Kitchen

15' 8" x 9' 2" (4.78m x 2.80m)

A bright and well-presented kitchen/dining space offering a clean, contemporary feel with excellent natural light throughout. The room features a range of cream-fronted base units complemented by wooden worktops, providing ample preparation and storage space. Two large windows flood the room with natural light while offering pleasant views of the garden and enhancing the sense of space. The neutral décor and light wood-effect flooring further contribute to the room's airy and inviting atmosphere.



Principal Bedroom

12' 8" x 8' 8" (3.85m x 2.65m)

A beautifully styled and well-proportioned double bedroom, finished in a soft, neutral colour palette to create a calm and relaxing retreat. A large window allows for plenty of natural light, enhancing the bright and airy feel while offering pleasant outlooks. The room is further enhanced by fitted carpet underfoot, contributing to a warm and comfortable atmosphere.



Bedroom 2

9' 4" x 8' 5" (2.85m x 2.57m)

A well-presented and versatile bedroom, ideal for use as a guest room, child's bedroom, or home office. The room features a large window with fitted blinds allows for an abundance of natural light, creating a bright and welcoming environment. This is a flexible room suited to a variety of needs.

Bedroom 3

7' 5" x 6' 9" (2.25m x 2.05m)

A cleverly arranged and well-utilised bedroom, ideal for a children's bedroom or a home office. A window to the front allows for good natural light, enhancing the bright and airy feel of the room. Neutral décor provides a clean backdrop, complemented by fitted shelving.

Bathroom

6' 11" x 5' 5" (2.11m x 1.64m)

This contemporary family bathroom features a bath with an overhead shower, a low-level WC, and a sleek cabinet-mounted wash hand basin. The space is complemented by stylish full-height tiling around the bath and finished in a modern, cohesive colour palette.



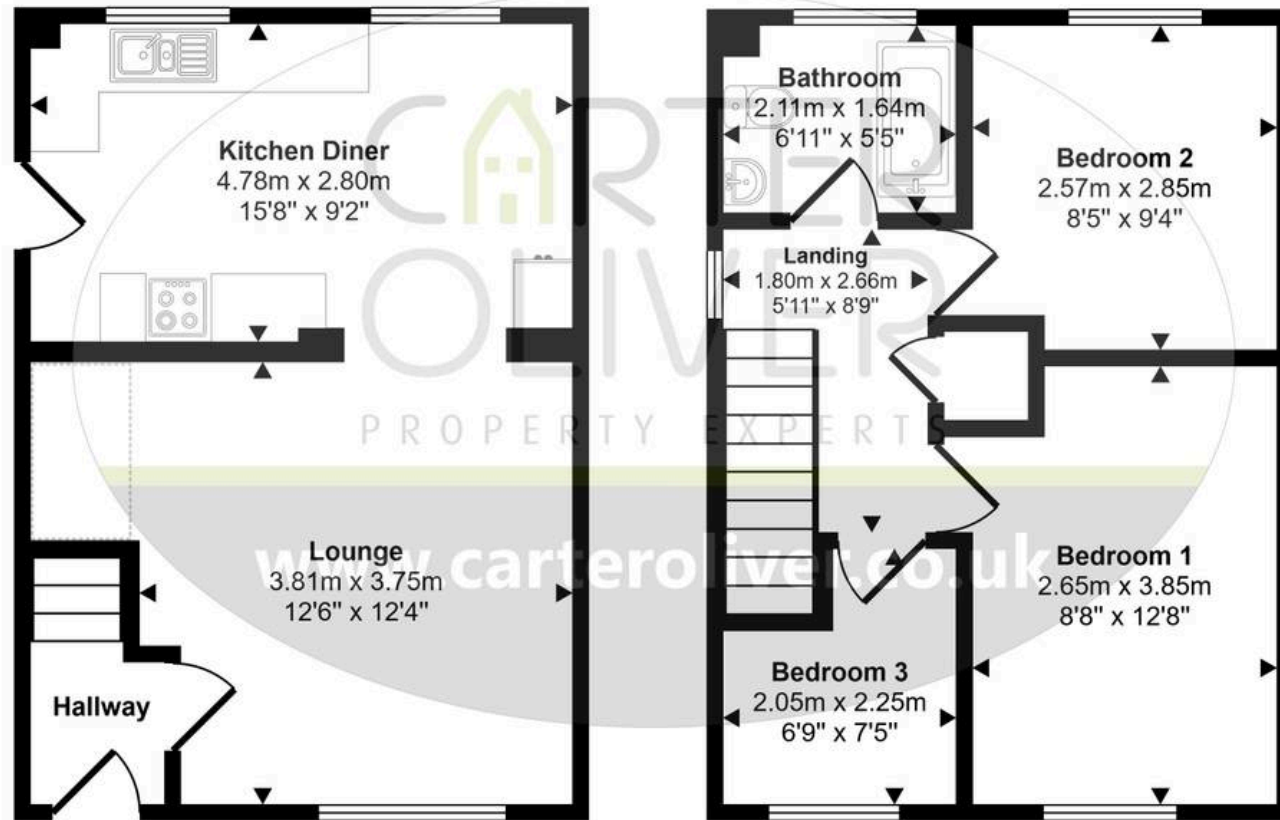
Garden


A private south-west facing rear garden featuring a patio area ideal for entertaining, alongside a generous lawn. The space also benefits from a storage shed and convenient side access to the driveway.

Driveway

2 Parking Spaces

Approx Gross Internal Area
66 sq m / 707 sq ft



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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