

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Kitchen

10'03" x 6'8" (3.12m x 2.03m)

#### Lounge

14'7" x 12'4" (4.47m x 3.76)

#### Conservatory

8'11" x 7'6" (2.74m x 2.31)

#### Bedroom One

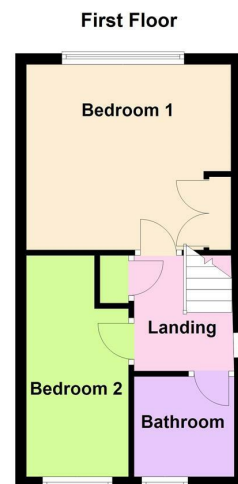
12'4" x 11'3" (3.78m x 3.43m)

#### Bedroom Two

13'2" x 6'03" (4.01m x 1.91m)

#### Family Bathroom

6'8" x 6'00" (1.91m x 1.83m)



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@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?  
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 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.  
**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.

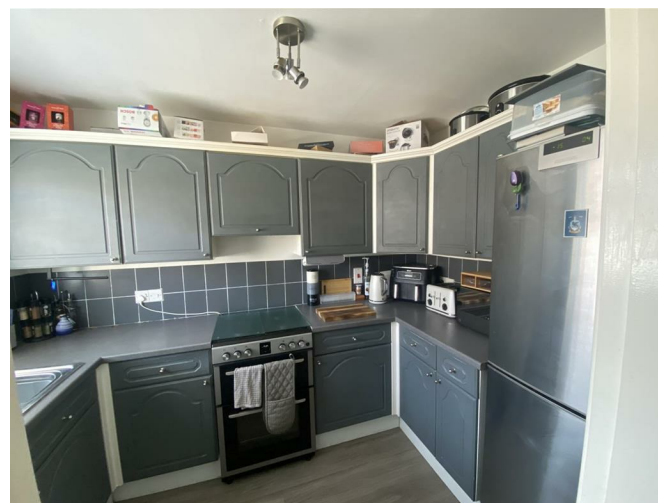
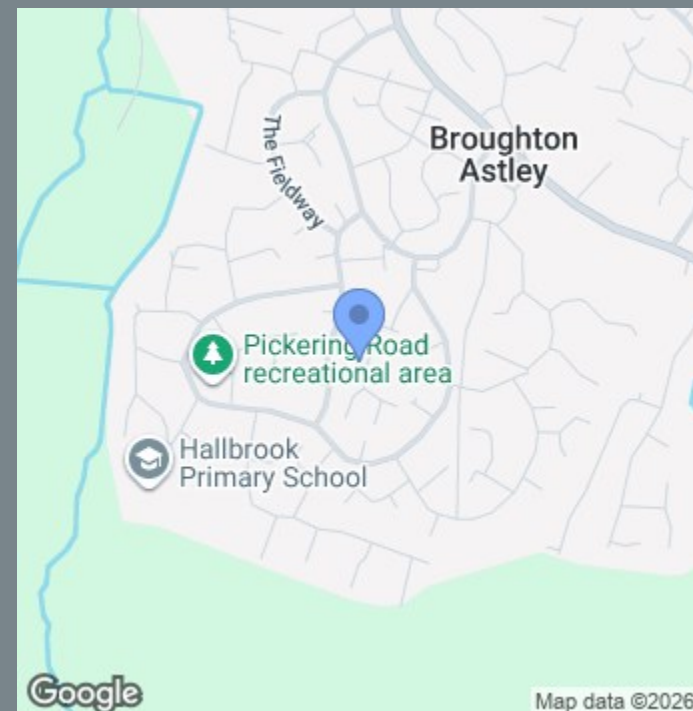
11 Bushnell Close, Broughton Astley, LE9 6WD  
Offers Over £200,000

## OVERVIEW

- Semi Detached Family Home
- Two Bedrooms
- Bright And Spacious Lounge
- Modern Fitted Kitchen
- Conservatory With Views Into The Garden
- Family Bathroom
- Enclosed Rear Garden With Patio Area
- Driveway Providing Off Road Parking
- Freehold, EER Rating D, Council Tax Band B
- Must Be Viewed

## LOCATION LOCATION....

Situated within a quiet cul-de-sac on Bushnell Close, this property enjoys a sought-after position within the popular village of Broughton Astley. The area is well regarded for its strong community feel, good local schools including Thomas Estley Community College, and a good range of shops, pubs and everyday amenities. Ideal for commuters, the village offers easy access to Leicester, Hinckley and the M1, with Narborough train station just a short drive away. Surrounded by open countryside, Broughton Astley combines village living with excellent links to the city.



## THE INSIDE STORY

*A well-presented two-bedroom semi-detached home situated in a quiet cul-de-sac location on Bushnell Close in Broughton Astley. This attractive property offers well-balanced accommodation ideal for first-time buyers, downsizers or investors alike. Enter through the front door into a welcoming lounge with stairs rising to the first floor. The lounge is bright and spacious a perfect room to unwind after a long day. Patio doors take you into the conservatory, a wonderful space to sit and relax and enjoy the views of the garden. The modern fitted kitchen is well equipped with an array of wall and base units, space for a fridge freezer and plumbing for a washing machine. To the first floor are two good-sized bedrooms and a family bathroom which is fitted with a bath with shower over, a wash hand basin and a low level WC. Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining in the warmer summer months. The front of the property is landscaped so easy to maintain with a driveway to the side providing off road parking. Positioned within easy reach of local amenities, schools and transport links, this home combines comfort with convenience in a sought-after village setting. Early viewing is highly recommended.*

