

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living & Dining Room

18'05 max x 21'07

Dining Kitchen

17'04 x 11'05

Conservatory

19'07 x 9

Utility

8'10 x 5'06

WC

Bedroom One

12'08 x 10'6

Bedroom Two

11'02 x 9'05

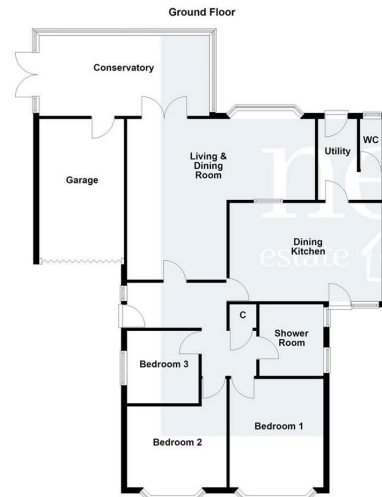
Bedroom Three

8'03 x 8'09

Shower Room

7'07 x 8

Garage



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Manor Farm Close, Broughton Astley, Leicester LE9 6PZ

£425,000

The Story Begins

- Delightful Detached Bungalow
- Well Presented Throughout
- Established & Generous Garden
- Entrance Hall, Living & Dining Room
- Fitted Dining Kitchen
- Utility & Separate WC
- Three Bedrooms & Shower Room
- Driveway & Garage
- Awaiting Energy Rating
- Freehold & Council Tax Band D

Location Is Everything

The village of Broughton Astley offers a welcoming community atmosphere, together with a wide range of amenities to suit a variety of lifestyles. For everyday convenience, a regular local bus service operates throughout the village, providing easy access to surrounding areas, including excellent motorway links, Fosse Park, and Leicester city centre. Broughton Astley itself benefits from a strong selection of local amenities, including a range of shops, a library, a garage, a café, and a health centre. Combined with its attractive village setting and strong sense of community, it is a highly desirable location for those seeking the perfect balance between rural charm and modern convenience.



Inside Story

This well presented detached bungalow is situated within a highly regarded residential location in Broughton Astley. Offering spacious and versatile accommodation alongside a stunning rear garden, this delightful home must be viewed internally to be fully appreciated.

A welcoming entrance hallway sets the tone for the property, leading through to a generous living and dining room positioned at the rear of the home. This light-filled space enjoys attractive views across the garden and opens into a conservatory via UPVC French doors, creating a tranquil setting to relax and enjoy the outlook all year round.

The dining kitchen is also of a generous size and is fitted with a range of traditional wooden wall and base units, complemented by a sink and drainer, integrated oven, hob, and extractor fan, along with space for additional appliances. A useful utility room provides further practicality, along with a separate WC.

All three bedrooms are positioned to the front of the property, offering comfortable accommodation. The modern shower room is well appointed with a walk-in shower, vanity wash hand basin, and concealed cistern WC. The loft is boarded with a pull down ladder. The property does benefit from solar panels, please ask nest estate agent for more information.

To the front, there is off-road parking which leads to a single garage. To the rear lies a truly impressive mature garden, beautifully established with a variety of shrubs, trees, and planting. The outdoor space is thoughtfully arranged with a lawned area, paved patio ideal for entertaining, a pond, and a hardstanding area with garden shed, creating a peaceful and private retreat.

