

FLOOR PLAN

DIMENSIONS

**Living Room**  
15'2 x 12'1 (4.62m x 3.68m)

**Dining Room**  
11'10 x 11'4 (3.61m x 3.45m)

**Kitchen**  
10'00 x 5'10 (3.05m x 1.78m)

**Bedroom One**  
11'9 x 11'9 (3.58m x 3.58m)

**Bedroom Two**  
11'4 x 8'7 (3.45m x 2.62m)

**Bathroom**

**Double Driveway**



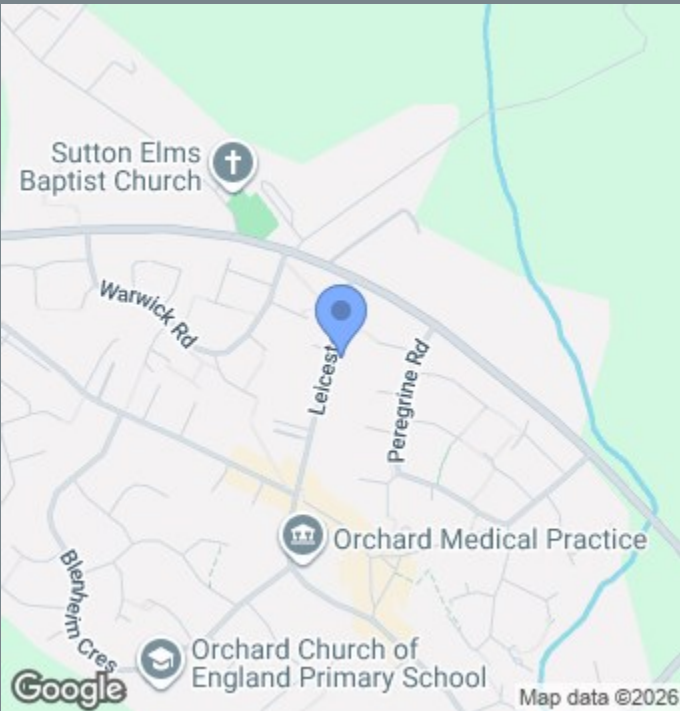


# OVERVIEW

- Two Bedroom Terrace
- Double Driveway
- Long Rear Garden
- Outhouse & Storage
- Beautiful Log Burner
- Two Reception Rooms
- Two Double Bedrooms
- Perfect First Time Buy
- Freehold Property
- Council Tax Band - B | EPC Rating E

# LOCATION LOCATION....

Broughton Astley is a popular Leicestershire village offering a friendly community feel, good local amenities and easy access to Leicester, Hinckley and surrounding towns. The village has a choice of well-regarded schools, including Orchard Primary, Old Mill Primary, Hallbrook Primary and Thomas Estley Community College, making it attractive for families. The centre provides convenient everyday amenities such as shops, cafés, pubs, takeaways, GP services and local businesses, while nearby countryside and green spaces add to the peaceful, semi-rural atmosphere. With its balance of village charm, practical facilities and strong transport links, Broughton Astley is considered a desirable and enjoyable place to live.



# THE INSIDE STORY

Welcome to Leicester Road, Broughton Astley, a delightful terraced home believed to have been built between 1900 and 1929. Bursting with character. This well-maintained property offers cosy, versatile living and a generous garden, perfect for everyday family life.

As you enter, you are greeted by a warm front room currently used as a lounge, complete with a feature exposed-brick wall and a beautiful log burner, an inviting space for relaxing evenings. From here, step into a separate dining room which leads into the kitchen, fitted with an array of wall and base units, providing ample worktop space and storage. From the kitchen there is direct access to the rear garden which has a paved patio area leading to the lawn, offering plenty of space for gardening and children's play area. The garden also features an outhouse, ideal for storage (or potentially converting into a convenient WC, as some neighbours have already done). Also featuring a lovely seating area with composite decking, perfect for relaxing in the warmer months. Upstairs there are two double bedrooms, both bright and airy and a family bathroom with bath tub, shower over bath, WC and wash hand basin. The house is gas-heated and has had new windows installed roughly three years ago, highlighting the good standard of upkeep.

Outside, the property benefits from a double driveway, a major plus in this sought-after location. Situated in the popular village of Broughton Astley, the home offers a balance between quiet, village living and practical convenience, making it a lovely base for first-time buyers or a young family seeking a welcoming, well-connected home.

