1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Porch

Entrance Hall

Living & Dining Room
23'09 x 11'02 max

Kitchen
7'10 x 8'05

Conservatory
9 x 7

Bedroom One
10'09 max x 11'06

Bedroom Two
11'11 x 8'10 min

Bedroom Three
7'05 x 6'11

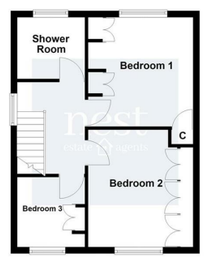
Shower Room
6'10 x 6'04

Garage
8'04 x 19

Ground Floor



First Floor





Cookes Drive, Broughton Astley LE9 6RH

£269,950

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.

The Story Begins

- Offered To The Market With No Upward Chain
- Bright Open Living & Dining Room
- Conservatory Offering A Peaceful And Sun-Filled Retreat
- Fitted Kitchen With Views Over The Garden
- Three Bedrooms All With Built In Wardrobes
- Family Shower Room With A Walk In Shower
- Rear Garden With Patio And Lawn Areas
- Detached Garage With Front And Side Access
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - B

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

Offered to the market with no upper chain, this well-presented three-bedroom home offers spacious and versatile accommodation.
Upon entering via the entrance porch, the spacious entrance hall provides plenty of room for coats and shoes, along with useful additional storage beneath the stairs.
The open living and dining room offers a generous space for multiple sofas and a family dining table, making it ideal for both everyday living and entertaining. Sliding doors lead into the conservatory, a lovely additional reception space with plenty of natural sunlight, creating a relaxing area to enjoy throughout the day.
The kitchen is fitted with a range of wall and base units, along with an oven and grill, electric hob and extractor hood. There is also space for a washing machine and fridge freezer. A useful side door provides direct access to the side of the property, with a gate separating the driveway from the rear garden.
Upstairs, there are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The additional single bedroom also features fitted wardrobes, providing excellent storage. The family shower room comprises a walk-in shower, WC and wash hand basin.
Outside, the rear garden features both patio and lawn areas, providing an ideal space for relaxing, entertaining and enjoying the outdoors. The detached garage is accessible from the garden and offers plenty of space for storage or a workshop, with the added benefit of a useful side door.
To the front, the property benefits from off-road parking.



