



6 Park View Close  
Broughton Astley | Leicester | Leicestershire | LE9 6PR

 FINE & COUNTRY

# 6 PARK VIEW CLOSE

*An exceptional six-bedroom executive detached home in Broughton Astley, fully renovated from top to bottom and finished to an outstanding contemporary standard. Offering luxurious accommodation across three floors, four beautifully appointed bathrooms, multiple reception spaces, a stunning open-plan kitchen, off-road parking and a double garage, this immaculate home is ready to move straight into and presents an incredibly rare opportunity for modern family living at its finest.*





# KEY FEATURES

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Welcome to 6 Park View Close — an exceptional executive detached home offering extensive, beautifully renovated accommodation across three floors.

The ground floor provides a superb balance of open-plan living and separate reception spaces. The newly fitted kitchen and dining area is finished to an outstanding standard, featuring premium cabinetry, high-quality appliances and generous workspace. Multiple reception rooms offer flexible options for a lounge, family room, playroom or home office, ensuring the home adapts perfectly to modern family life.

Across the first and second floors are six generous bedrooms, each finished with immaculate décor and new flooring. The principal suite enjoys a luxurious private bathroom, while additional bedrooms benefit from further high-quality en-suites and a beautifully appointed family bathroom. With four bathrooms in total, the home offers exceptional comfort and practicality for families and guests alike.

Externally, the property enjoys off-road parking and a double garage, providing excellent storage and vehicle space. The rear garden offers a private and inviting outdoor area, ideal for dining, entertaining or simply relaxing.

This is a home where every detail has been considered and every finish upgraded — a truly turnkey property offering exceptional space, style and quality.











## SELLER INSIGHT

“ From the moment we stepped inside, we knew this home had incredible potential. Over time, we made the decision to renovate every inch of the property, transforming it into a modern, luxurious and highly practical family home. Every room has been thoughtfully redesigned, every finish carefully chosen, and every upgrade completed with longevity and quality in mind.

*The open-plan kitchen and dining area has become the heart of our daily life — a bright, welcoming space perfect for family meals, entertaining friends or simply enjoying a peaceful morning coffee. With the garden just outside, the house flows beautifully during the warmer months, creating a seamless connection between indoor and outdoor living.*

*One of the greatest advantages of this home is its versatility. With six bedrooms spread across three floors, it has comfortably adapted to our changing needs — from guest rooms to home offices, children's bedrooms to quiet retreats. The four bathrooms have been finished to an exceptional standard, making busy mornings effortless and giving the home a boutique-hotel feel.*

*The location has been another huge benefit. Broughton Astley offers a wonderful balance of village charm and convenience, with shops, schools, countryside walks and transport links all close by. It has been the perfect place to enjoy both family life and work commitments, with everything we've needed within easy reach.*

*This home has given us years of comfort, enjoyment and pride. For whoever becomes the next custodian, we hope you experience the same — a beautifully renovated, spacious and welcoming home that is ready to embrace its next chapter.\**



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



































# LOCATION

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Broughton Astley is a thriving and well-connected Leicestershire village offering an excellent blend of amenities, community spirit and countryside surroundings. The village provides a wide range of facilities including shops, cafés, pubs, a leisure centre, medical services and highly regarded schools.

Beautiful walking routes and green spaces surround the area, making it ideal for families, dog owners and those who enjoy the outdoors. The village also benefits from superb transport links, with easy access to Leicester, Hinckley, Lutterworth and Rugby, as well as major road networks including the M1, M6 and M69.

For commuters, Rugby station offers fast rail connections to London Euston, while nearby towns provide extensive shopping, dining and schooling options. Broughton Astley continues to be one of the most desirable villages in the region, offering an exceptional quality of life.





# INFORMATION



## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – TBC

Council Tax Band – G

Local Authority – Harborough District Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains gas

Broadband – FTTP Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 4+ cars.

Special Notes – The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Total Internal Floor Area – 3,293 sq ft

## Directions

What Three Words: ///cherubs.dimes.product

Postcode: LE9 6PR

## Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours

|                  |                     |
|------------------|---------------------|
| Monday to Friday | 9.00 am–5.30 pm     |
| Saturday         | 9.00 am –4.30 pm    |
| Sunday           | By appointment only |







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**GRAHAM LEE**  
PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

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*“Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful.... but it felt like a walk in the park for us.*

*Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills.”*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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