



30 Coventry Road, Broughton Astley, Leicester, LE9 6QA

HOWKINS &
HARRISON

30 Coventry Road, Broughton
Astley, Leicester, LE9 6QA

Guide Price: £375,000

Welcome to Gounod Villa, a stunning Victorian residence full of warmth, charm, and character, perfectly blending timeless period features with practical modern upgrades. Boasting a good sized garden with patio area and off road parking for two cars. Viewing is highly recommended to appreciate this gorgeous home.

Features

- Characterful Victorian home
- Original features
- Oak parquet flooring, fireplaces, log burner & sash windows with shutters
- Spacious kitchen with Range cooker
- Three bedrooms & bathroom
- Multi-zoned Garden with bricked seating area, shed & side access
- Utility Room & pantry
- Central location close to amenities
- Off road parking for two cars
- Energy Rating- E



Location

Broughton Astley is a large village situated in the south west of Leicestershire, about 6 miles (10 km) east of Hinckley and about 9 miles (14 km) from the centre of Leicester. It borders the villages of Cosby, Leire, and Dunton Bassett and offers a number of local amenities within the village including local shops, public houses and a brand new Leisure Centre, as well as schools, a village hall for local clubs and activities, and a GP's surgery. Access to London St. Pancras is available from Hinckley station or the main line station in Leicester, with Rugby Train Station providing a regular service to London Euston in just under 50 minutes. Motorway networks are also close at hand via the M69/M1 and M6.



Ground Floor

This charming home opens with a walkway leading to the front steps. As you step inside you are greeted with original Victorian flooring and traditional panelled walls. To the left, the main reception area boasts beautiful oak parquet flooring, flowing seamlessly from the living room to the dining area. A large log burner, fitted alcove storage, and feature fireplaces add to the authentic period appeal in the living room, while bespoke sash windows with shutters flood the space with natural light. The kitchen is a true heart of the home, offering a stylish yet functional layout with a large range cooker, ample cabinetry, and a delightful old fireplace cleverly adapted into a wine nook. Just off the kitchen, a

generous pantry provides additional space, while to the rear, a separate utility room houses washing and drying facilities along with extra cupboard storage.

First Floor

Upstairs, the accommodation continues to impress. The recently refurbished family bathroom features a character-led design with a large wooden vanity, brass fittings, and a beautiful brass heated towel rail. The master bedroom enjoys dual-aspect windows, a feature fireplace, fitted wardrobes, and heritage-style radiators. The second double bedroom also benefits from fitted storage, while the third bedroom offers flexibility as a nursery, guest room

or home office, all complemented by character radiators and shutters. Throughout, Gounod Villa remains true to its Victorian roots, while offering the comfort and style of a modern family home. It is also offered with blueprints for permitted planning, presenting further potential for future expansion or customisation.

Outside

This property offers a private driveway for two cars. To the rear, you step into the large garden with an outdoor haven with a bricked seating area, side access, and distinct sections that include a main lawn, a private enclosed zone, and a rear garden patch with a large shed, ideal for storage or growing your own.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact [Tel:01455-559203](tel:01455-559203).

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

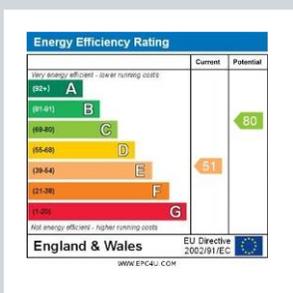
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

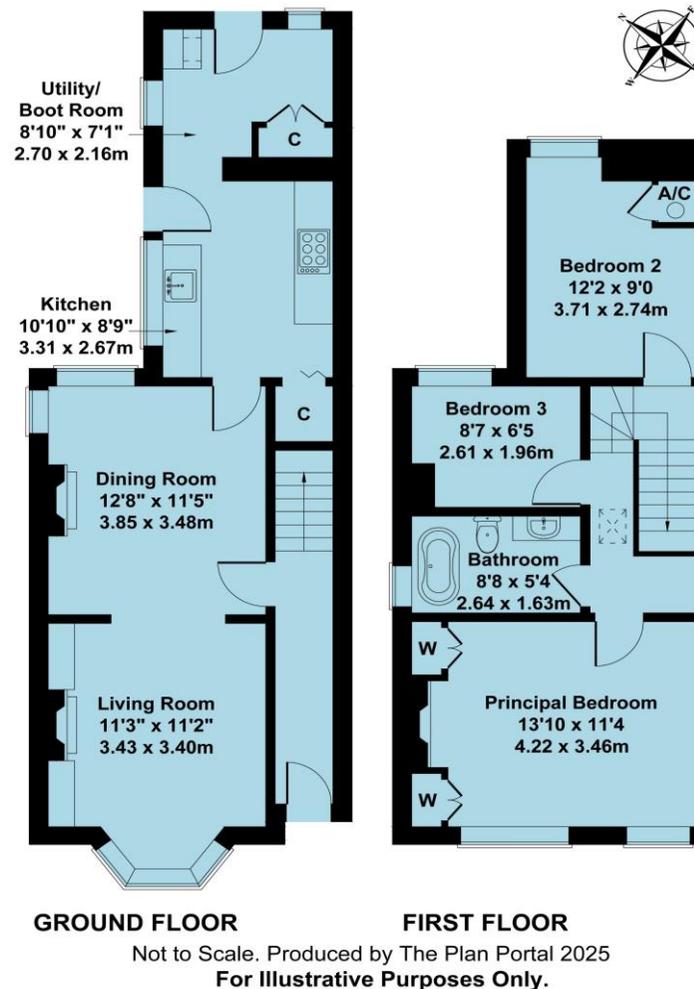
Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – B



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Approximate Gross Internal Area
1001 sq ft - 93 sq m



Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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