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ESTATE AGENTS

Room Sizes

Entrance Hallway

Living Room
11'07 x 21'05

Breakfast Kitchen
16'06 x 12'06

Snug/Study
9'11 x 9'09

WC

Bedroom One
12'09 x 11'10

Bedroom Two
15'07 x 11'07

Bedroom Three
11'10 x 8'05

Bedroom Four
9'10 x 10'03

Bedroom Five

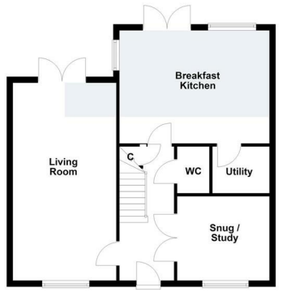
Bathroom
6'04 x 7'04

Shower Room
8'06 x 5'06

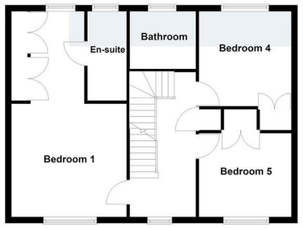
En-Site
3'10 x 8'03

Garage

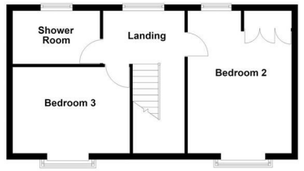
Ground Floor



First Floor



Second Floor



Blockley Road, Broughton Astley, Leicester LE9 6TL

Offers Over £550,000

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?
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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

- Beautifully Presented Detached Home
- Spacious Accommodation Arranged Over Three Floors
- Dual Aspect Living Room, Modern Breakfast Kitchen & Separate Utility Room
- Versatile Additional Reception Room
- Built-In Wardrobes Within Four Bedrooms
- Five Double Bedrooms With Master Bedroom Consisting Of Built-In Storage & En-Suite
- Three Bathrooms/Shower Rooms Plus Downstairs WC
- Rear Garden With Patio & Lawn
- Double Garage, Driveway Parking & Electric Vehicle Charging Point
- Freehold Harborough Council - EPC Rating - B Council Tax Band - F

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

Welcome to this beautifully presented detached home, ideally situated in the popular village of Broughton Astley, offering modern and versatile living accommodation arranged over three floors.
The spacious entrance hallway provides a welcoming first impression, with useful understairs storage. The dual-aspect living room benefits from an abundance of natural light and features French doors opening directly onto the rear garden.
The breakfast kitchen provides a fantastic space for family living and dining, with ample room for a dining table alongside additional seating at the breakfast bar. The kitchen is fitted with a range of wall and base units, integrated appliances including an oven, microwave, induction hob, extractor fan and dishwasher. The adjoining utility room offers plumbing for a washing machine and tumble dryer, together with further useful storage.
Also located on the ground floor is a versatile additional reception room, currently used as a playroom, but offering excellent flexibility to suit your needs. This could be utilised as a dining room, study or snug. A convenient downstairs WC completes the ground floor.
To the first floor, the impressive master bedroom offers generous proportions, built-in wardrobe space and a stylish en-suite shower room. There are two further double bedrooms on this floor, both benefiting from built-in storage, alongside the family bathroom.
The second floor provides two additional double bedrooms, accompanied by a further shower room, making this an ideal home for growing families or those looking for flexible accommodation.
Outside, the rear garden is mainly laid to lawn, with a patio area providing the perfect space for outdoor dining and entertaining. A wooded area to the rear gives the garden a sense of privacy. To the front, there is a driveway providing off-road parking, a double garage and an electric vehicle charging point.