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nest
ESTATE AGENTS

Room Sizes

Hall
3'5 x 3'5

Living Room
13'7 max x 13'4

Refitted Dining Kitchen
13'7 x 9'2

Utility Room
7 x 4'5

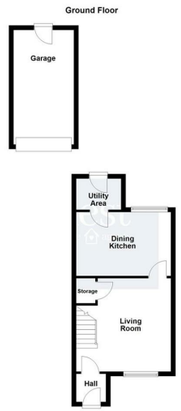
First Floor Landing
5'7 x 5'6

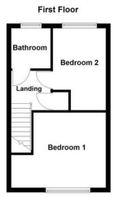
Bedroom One
13'7 max x 11'3

Bedroom Two
11'8 max x 7'7

Bathroom
5'9 x 5'7

Garage





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.

Peregrine Road, Broughton Astley, Leicester LE9 6RZ

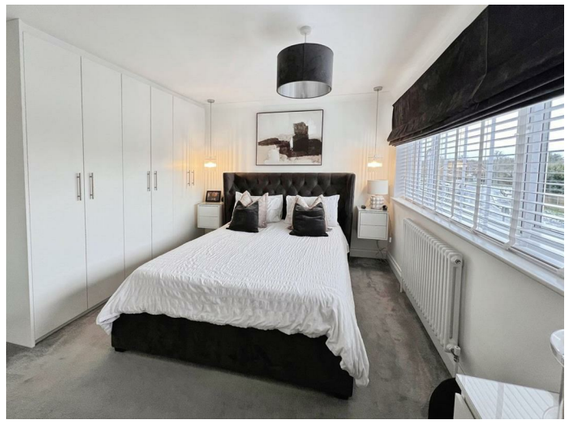
Offers Over £250,000

The Story Begins

- Truly Stunning Semi Detached Home
- Beautifully Improved Throughout
- Entrance Hall & Living Room
- Stylish Living Room
- Immaculate Refitted Dining Kitchen
- Handy Utility Room
- Two Bedrooms With Built In Wardrobes
- Contemporary Bathroom
- Driveway, Detached Garage & Landscaped Rear Garden
- Freehold EPC - TBC Council Tax Band - B

Location Is Everything

The village of Broughton Astley offers a welcoming community atmosphere and a wealth of amenities that cater to all lifestyles. Families are particularly well-served, with access to reputable primary schools and the highly regarded Thomas Estley Community College, ensuring excellent educational opportunities within the area.
For convenience, a local bus service runs throughout the village, facilitating easy travel and offering excellent links to the motorways, Fosse Park, and the city centre. The village features a variety of amenities, including a collection of shops, a library, a garage, a café, and a health center. These, combined with the village setting and strong sense of community, make it a desirable place to call home for those seeking a harmonious balance between village life and modern convenience.



Inside Story

This beautifully presented semi-detached home is bursting with charm and contemporary style. Fully renovated by the current owners, the property is immaculate throughout and offers a true turn-key opportunity for buyers looking to move straight in.

Situated in the popular village of Broughton Astley, the property would make an ideal first-time purchase or downsize, offering modern living within a well-connected location.

The property is entered via a useful entrance porch, providing space for coats and shoes before leading into the stylish living room. This inviting space features decorative wall panelling and wood-effect flooring, creating a warm and welcoming atmosphere.

To the rear is the stunning dining kitchen, thoughtfully designed with a range of modern wall and base units offering excellent storage. Integrated appliances include an oven, hob, extractor fan, and dishwasher, with ample space for a dining table, making it ideal for both everyday living and entertaining. A separate utility room provides additional storage and space for a washing machine and dryer.

To the first floor is a beautifully finished bathroom, fitted with a white suite and complemented by stylish black accessories. There are two well-proportioned bedrooms, both tastefully decorated and benefitting from bespoke built-in wardrobes.

Externally, the front of the property offers a private driveway finished with decorative slate, with double gates providing access to the detached garage. The rear garden has been carefully landscaped for low-maintenance enjoyment, featuring a patio area, decking, and an artificial lawn — ideal for relaxing and entertaining.