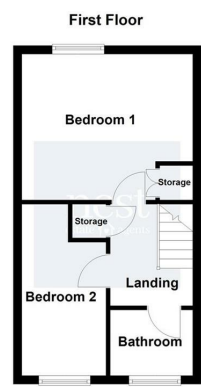


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hallway
- Kitchen
9'9 x 6'8
- Living Room
16'11 x 12'4
- Conservatory
9 x 7
- First Floor Landing
- Bedroom One
12'3 x 11'1
- Bedroom Two
13'3 x 6
- Bathroom
6'1 x 5'10



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
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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.

Bushnell Close, Broughton Astley, Leicester LE9 6WD

£210,000

The Story Begins

- Ideal First Home
- Well Presented Semi Detached
- Hallway & Kitchen
- Living Room & Conservatory
- First Floor Landing & Bathroom
- Two Bedrooms
- Driveway & Timber Garage
- Enclosed Rear Garden
- Energy Rating D & Freehold
- Council Tax Band B

Location Is Everything

The village of Broughton Astley offers a welcoming community atmosphere alongside a wealth of amenities catering to a variety of lifestyles. Families are particularly well served, with reputable primary schools and the highly regarded Thomas Estley Community College providing excellent educational opportunities within the village.

For everyday convenience, a local bus service operates throughout the village, offering easy access to surrounding areas, including excellent motorway links, Fosse Park, and Leicester city centre.

Broughton Astley itself benefits from a variety 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

Set in a peaceful cul-de-sac on Bushnell Close, this delightful two-bedroom semi-detached home in the popular village of Broughton Astley perfectly combines village charm with practical living. Ideal for first-time buyers or investors, it offers bright, versatile accommodation and a welcoming community atmosphere.

Step inside to a spacious, light-filled lounge — a perfect space to relax or entertain — with stairs leading to the first floor. Patio doors open into the conservatory, providing a bright and airy extension of the living space with pleasant views over the private rear garden, ideal for enjoying sunny afternoons or quiet evenings.

The kitchen is well-equipped with a practical layout, offering plenty of workspace, storage, and space for a fridge freezer, along with plumbing for a washing machine.

Upstairs, two generously sized bedrooms share a family bathroom fitted with a bath with shower over, wash hand basin, and low-level WC.

Outside, the rear garden provides a private space for relaxation or entertaining, while the front garden has been landscaped for low maintenance, complemented by a driveway to the side providing off-road parking.

Conveniently located close to local amenities, schools, and transport links, this home presents a fantastic opportunity to enjoy village living while remaining connected to the surrounding area.

Early viewing is strongly recommended to fully appreciate all this property has to offer.

