

FLOOR PLAN

DIMENSIONS

Porch
4'03 x 4'11 (1.30m x 1.50m)

Lounge
14' x 15'05 (4.27m x 4.70m)

Dining Kitchen
10'11 x 15'05 (3.33m x 4.70m)

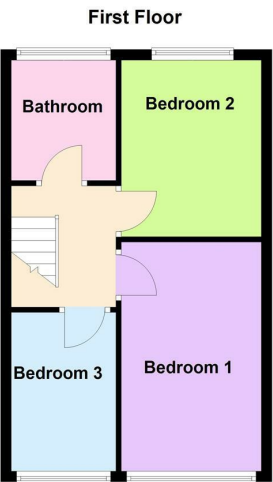
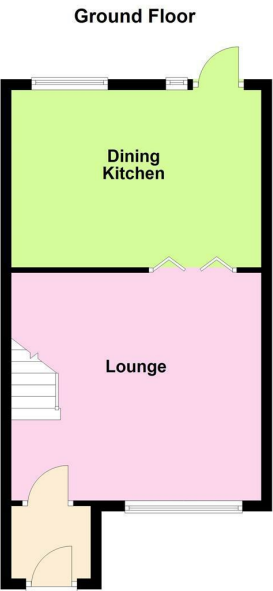
Landing

Bedroom One
14'04 x 8'09 (4.37m x 2.67m)

Bedroom Two
10'10 x 8'09 (3.30m x 2.67m)

Bedroom Three
9'06 x 6'06 (2.90m x 1.98m)

Family Bathroom
7'05 x 6'05 (2.26m x 1.96m)

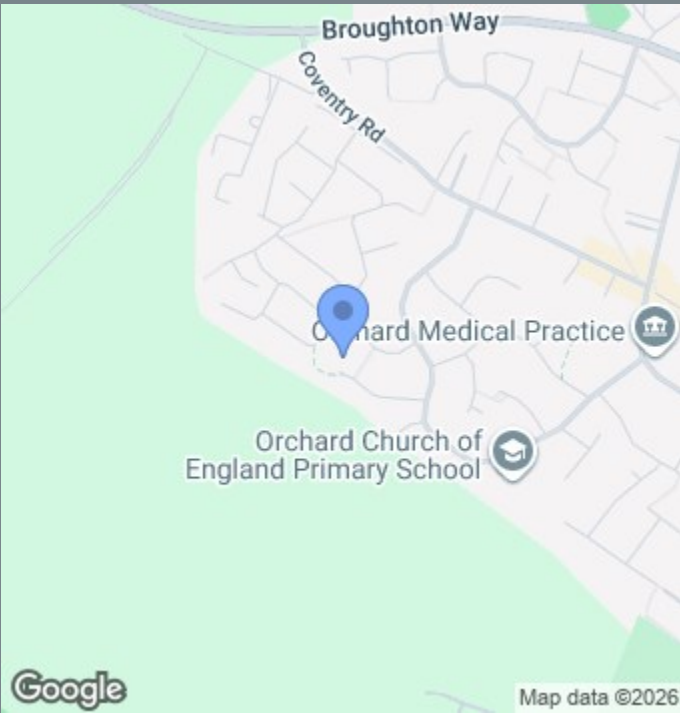


OVERVIEW

- Fabulous Family Home
- Cul De Sac Location
- Porch & Spacious Lounge
- Beautiful Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Detached Garage
- Lovely Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Gorham Rise is located within a modern and popular residential development in Broughton Astley, a well-regarded village known for its strong community feel and excellent local amenities. The village offers a good selection of shops, supermarkets, cafés, pubs and everyday services, with further retail and leisure facilities available in nearby Hinckley, Narborough and at Fosse Park. Families are particularly well catered for, with well-regarded schools in particular Orchard Primary School which is within walking distance on the Estate and Thomas Estley Community College. Residents also benefit from nearby parks, open green spaces and countryside walks, providing ideal opportunities for outdoor recreation and family life. Gorham Rise is well positioned for travel, with convenient access to the A426, M1 and M69 motorway networks, as well as regular transport links to Leicester and surrounding towns. Combining modern living with village charm and strong connectivity, Broughton Astley remains a highly desirable place to live.



THE INSIDE STORY

Tucked away within a quiet cul-de-sac in a fabulous & highly sought-after location, this delightful semi-detached family home offers a wonderful balance of comfort, practicality & potential—perfect for modern family living. The property is approached via a porch, providing a useful space for coats & shoes, leading into a welcoming lounge. This inviting room is centred around a charming feature fireplace, with a window to the front aspect allowing natural light to fill the space—ideal for relaxing evenings or spending time with family. To the rear, the dining kitchen forms the heart of the home, offering a spacious & sociable environment. With ample room for both cooking & dining, it’s perfectly suited to everyday family life as well as entertaining guests. The door leading out to the garden enhances the indoor-outdoor flow, making it easy to enjoy alfresco dining or keep an eye on children playing outside. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for growing families, guest accommodation, or even a home office. The family bathroom serves the bedrooms & provides a comfortable & functional space. Externally, the property continues to impress. A driveway provides off-road parking & leads to a detached garage, offering additional storage or workshop potential. To the rear, the beautiful garden is a true highlight—featuring a patio area perfect for outdoor seating & dining, alongside a well-maintained lawn that provides plenty of space for children to play or for keen gardeners to enjoy. A lovely home in a peaceful yet convenient setting—early viewing is highly recommended.

