



133 Buxton Crescent, Broughton Astley

Guide Price £325,000





133 Buxton Crescent

Broughton Astley, Leicester

Spacious 3-bed detached home with modern kitchen, airy lounge, ensuite, downstairs WC, garage, driveway, south-east garden, in a prime village location within walking distance of schools and shops

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern 3 Bedroom Detached home
- Garage
- Private Driveway
- South-East Facing, low maintenance Garden
- Ideal village location
- Downstairs WC
- Ensuite to Principal Bedroom
- 3 Spacious Bedrooms
- EPC Rating - B / Council Tax Band - D / Freehold





Entrance Hall

A bright and spacious entrance hallway, finished in a clean, contemporary style, with plenty of space for coats and shoes. This well-proportioned space features solid oak flooring and crisp white walls, with a useful under-stairs storage cupboard, ideal for household essentials.

Kitchen

10' 10" x 8' 6" (3.31m x 2.60m)

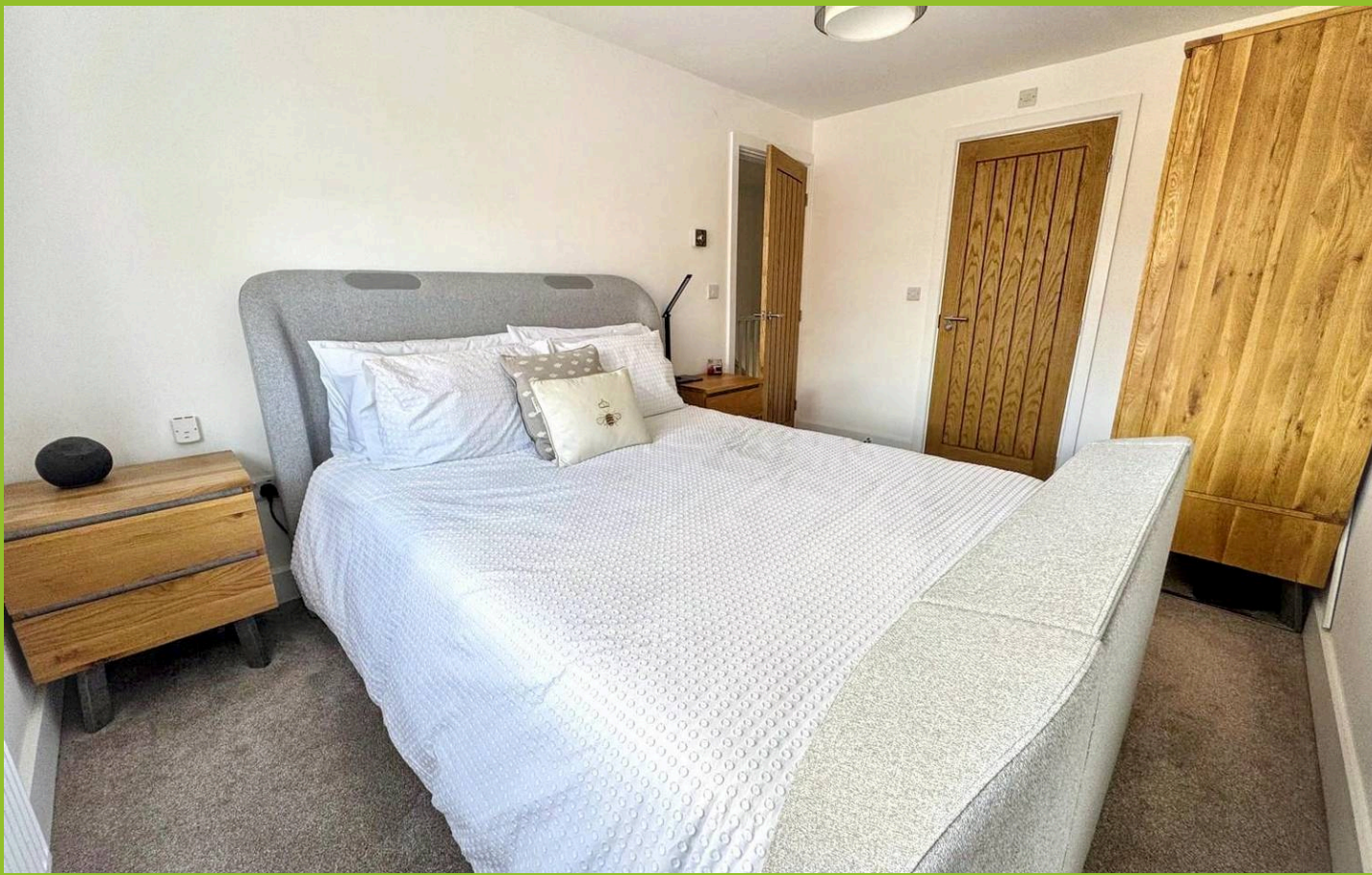
A modern, well-appointed kitchen finished to a high standard, offering both style and practicality. The space features a range of contemporary wall and base units in a clean, neutral finish, providing ample storage. These are complemented by wood-effect worktops and a stylish tiled splashback with decorative patterning, adding a touch of character to the room. At the heart of the kitchen is a built-in gas hob with stainless steel extractor hood, with an inbuilt standing double oven, creating a sleek and functional cooking area. The room benefits from durable tiled flooring, ideal for everyday use, and a window to the front aspect.

Lounge

17' 3" x 13' 0" (5.26m x 3.95m)

A well-presented and generously proportioned modern living room, offering a bright and inviting space ideal for both relaxing and entertaining. The room benefits from excellent natural light, with a large bay window to the side and an additional window and French doors to the rear opening onto the garden, perfect for entertaining in the summer months. The layout comfortably accommodates multiple seating areas, with ample space for sofas and additional furnishings, also with solid oak flooring.





Principal Bedroom

13' 0" x 9' 1" (3.95m x 2.78m)

A well-proportioned and tastefully presented double bedroom, offering a comfortable retreat. The room is finished in a neutral colour palette, creating a bright and airy feel, further enhanced by a window to the rear aspect allowing for plenty of natural light. There is ample space for a double bed and additional bedroom furniture, with the current layout showcasing a practical and uncluttered design. Fitted with soft carpeting underfoot and complemented by modern fixtures, the room provides a warm and inviting atmosphere suitable for a range of buyers. A particular highlight is the private en-suite, adding convenience and a touch of luxury.

En-suite

9' 0" x 3' 8" (2.74m x 1.11m)

A well-presented, contemporary bathroom finished in a clean, neutral palette. This bright and functional space features a fully enclosed glass shower cubicle, pedestal wash hand basin with mirrored storage cabinet above, and low-level WC. Complemented by a chrome heated towel rail, providing both style and practicality. Finished with marble-effect wall tiling and neutral flooring, the bathroom offers a fresh, low-maintenance environment. The layout is thoughtfully arranged to maximise space, making it ideal for everyday use.





Bedroom Two

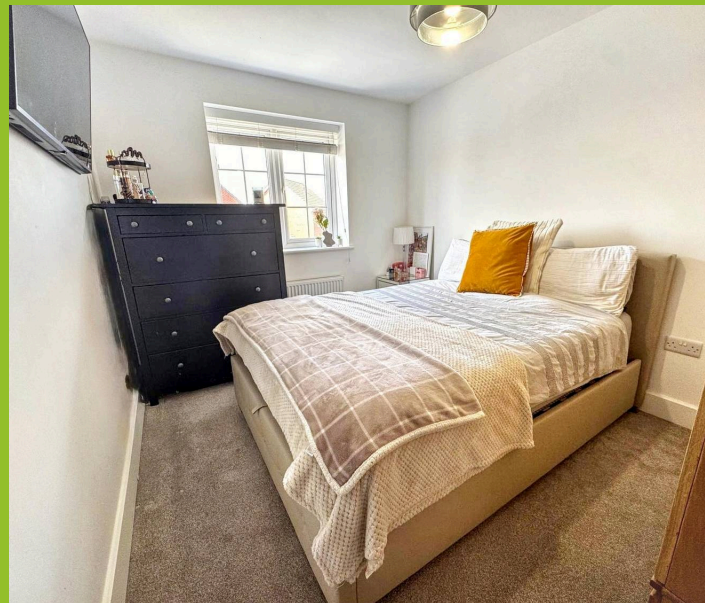
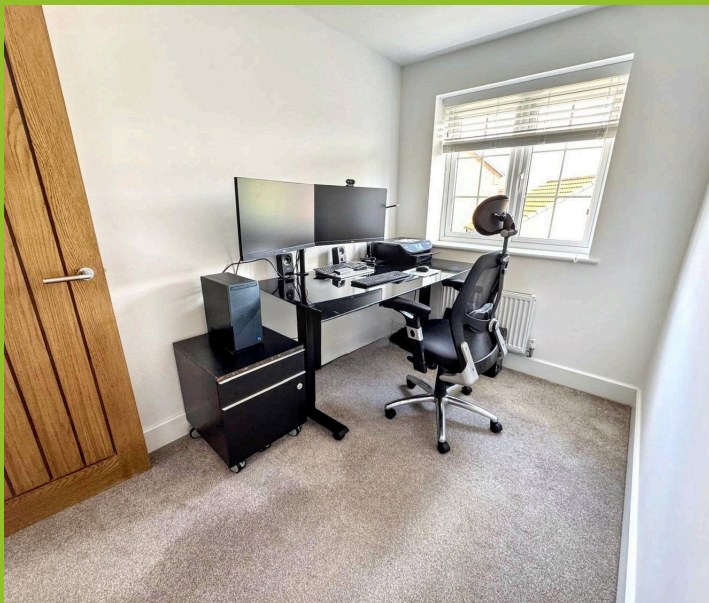
10' 10" x 8' 6" (3.29m x 2.59m)

A well-presented and comfortable double bedroom, suitable for a variety of uses including guest accommodation, a home office, or a child's room. Finished in a neutral décor, creating a light and welcoming atmosphere, with a window to the front aspect allowing for good levels of natural light. There is space for a double bed alongside essential bedroom furnishings, with the current layout demonstrating a practical use of space. The room benefits from soft fitted carpeting and a clean, modern finish throughout.

Bedroom Three

9' 8" x 6' 1" (2.94m x 1.86m)

A versatile and well-presented third bedroom, currently arranged as a dedicated workspace. The room comfortably accommodates a desk setup while still offering scope for use as a bedroom or nursery. A window to the rear aspect provides good natural light, creating a bright and productive environment. Finished in a neutral colour scheme with fitted carpeting, the room maintains a clean and contemporary feel throughout.



Family Bathroom

6' 7" x 6' 1" (2.00m x 1.86m)

A stylish and well-appointed family bathroom finished to a high standard in a modern, neutral scheme. This spacious room features a full-size panelled bath with overhead shower and glass screen, low-level WC and pedestal wash hand basin sits beneath a window, allowing for an abundance of natural light. The bathroom is enhanced by contemporary full-height and half-height tiling, recessed ceiling spotlights, and a useful built-in ledge provides practical storage and display space.

Garden

A beautifully landscaped, low-maintenance rear garden, ideal for both relaxing and entertaining. Thoughtfully designed, the garden features a combination of paved patio areas and decorative gravel beds, creating a clean and contemporary outdoor space. A raised seating terrace provides the perfect spot for outdoor dining, complete with space for garden furniture and a barbecue area. Enhanced by well-stocked raised planters with a variety of established shrubs and paved pathways lead through the space, giving structure and easy access throughout. Fully enclosed by timber fencing, this is a private and secure garden with side access to the garage.

GARAGE

Single Garage

Single garage with up and over door, and side door to the garden

DRIVEWAY

2 Parking Spaces





Approx Gross Internal Area
103 sq m / 1112 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 41 sq m / 446 sq ft

Garage
Approx 19 sq m / 209 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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