

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

15'11 x 11'3 (4.85m x 3.43m)

#### Family Living Kitchen

16'10 x 26'7 (5.13m x 8.10m)

#### Utility

8'1 x 5'8 (2.46m x 1.73m)

#### Home Office/Play Room

7'6 x 6'6 (2.29m x 1.98m)

#### Downstairs Cloakroom

#### Landing

#### Bedroom One

12'7 x 11'4 (3.84m x 3.45m)

#### En Suite

7'5 x 4'11 (2.26m x 1.50m)

#### Bedroom Two

11'3 x 10' (3.43m x 3.05m)

#### Bedroom Three

13' x 6'11 (3.96m x 2.11m)

#### Bedroom Four

8'4 x 9'7 (2.54m x 2.92m)

#### Family Bathroom

8'5 x 8' (2.57m x 2.44m)



**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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

27 Windsor Way, Broughton Astley, Leicester, LE9 6TN

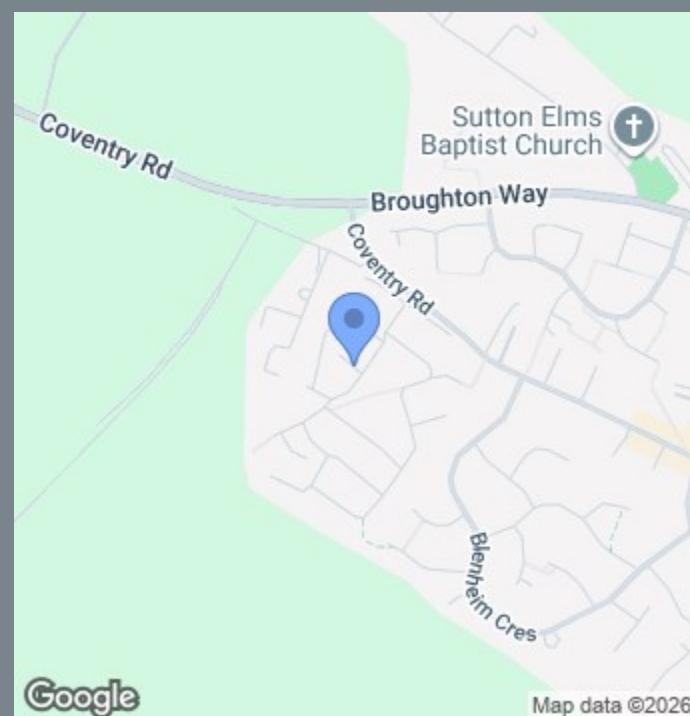
Offers Over £450,000

# OVERVIEW

- Stunning & Spacious Family Home
- Lovely Modern Development
- Oak Porch & Entrance Hall
- Lounge & Home Office/Playroom
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms
- Bathroom & En Suite To Primary
- Driveway Garage & Landscaped Garden
- EER - B, Freehold, Tax Band - C

## LOCATION LOCATION....

Windsor Way in Broughton Astley forms part of a sought-after modern residential development that combines contemporary living with a welcoming village atmosphere. This peaceful yet well-connected location is particularly popular with families and professionals, offering a strong sense of community alongside a range of convenient amenities. The area features its own attractive park, perfect for outdoor activities, dog walking, or simply relaxing in green surroundings. Within easy reach are several local shops, cosy pubs, cafes, and essential services, providing everything needed for day-to-day living. Broughton Astley also benefits from well-regarded primary and secondary schools, making it ideal for those with children. Excellent transport links ensure easy access to Leicester, Hinckley, and the wider Midlands, making commuting straightforward while still enjoying the benefits of a quieter, semi-rural lifestyle.



## THE INSIDE STORY

*Set within a quiet cul-de-sac in an attractive modern development in the heart of a sought-after village, this beautifully designed & generously proportioned detached home perfectly combines contemporary style with everyday comfort. From the moment you arrive, the striking oak-framed porch makes a charming first impression, offering a warm welcome into this exceptional family residence. Step inside to a spacious entrance hall that sets the tone for the light-filled interiors throughout. The elegant lounge to the front is perfect for relaxed evenings, while a separate home office or playroom provides ideal flexibility for modern family living or remote work. At the rear, the true heart of the home is the impressive open-plan family living kitchen – a stylish & sociable space featuring a sleek modern kitchen with integrated appliances, abundant storage, & plenty of room for both a dining table & cosy seating area. French doors seamlessly connect the indoors with the landscaped garden, creating the perfect setting for alfresco dining or entertaining. A separate utility room & downstairs cloakroom complete the ground floor. Upstairs, the airy landing leads to four generously sized double bedrooms, including a luxurious primary suite with a walk in wardrobe & a private ensuite. The remaining bedrooms are served by a contemporary family bathroom, thoughtfully designed with both style & practicality in mind. Outside, the beautifully landscaped garden offers a peaceful retreat, complete with a patio area, pergola & lush planting – ideal for summer gatherings or simply unwinding. A private driveway provides ample parking & leads to a detached garage. This stunning home offers a rare blend of space, style & location – perfect for growing families or professionals seeking village charm with all the benefits of a modern lifestyle.*

