



GOATED

12 Speedwell Drive, Broughton Astley

Guide Price £425,000





12 Speedwell Drive

Broughton Astley, Leicester

Charming four-bedroom, three-bathroom detached home offers a perfect blend of contemporary style and functional family living. Spacious open plan living areas all bathed in beautiful natural light

- Stunning Executive Detached Home
- 4 Double Bedrooms
- Open plan kitchen, dining and living area, plus second Reception
- Spacious Principal Bedroom with Ensuite
- Driveway for 3 cars side by side
- Stunning wood-burning stove in the open plan snug
- Built-in wardrobes and ample storage throughout
- Stylish decorative feature walls and modern lighting
- Private landscaped garden with patio and off-road parking with garage
- FREEHOLD / EPC - C / COUNCIL TAX BAND - E





Entrance Hall

Enter into this inviting space, with room for all of your shoes and coats. Stunning tiled floor throughout. Stairs leading to the first floor and doors leading into the Lounge and family open plan kitchen/dining/snug

Lounge

15' 10" x 10' 5" (4.82m x 3.18m)
A spacious lounge with feature media wall consisting of tv unit, modern electric fireplace, shelving and lighting. Plush, cosy carpet and plenty of natural light makes this the perfect room to relax in.

Utility Room

5' 1" x 5' 8" (1.56m x 1.73m)
Located off the kitchen. Space for two appliances, with base and wall units, and a sink.

Wc

Located off the utility room. Consists of WC and a vanity wash hand basin unit: partial tiling and a window to the rear.



Storage Room

6' 5" x 7' 11" (1.96m x 2.41m)
Storage room that has been created from the rear of the garage. The boiler is located here and there is power and lighting—a great use of the space.



Kitchen

10' 1" x 10' 6" (3.08m x 3.21m)

A fabulous kitchen with double ovens, dishwasher, 5-ring gas hob, with ample storage in the modern units and countertops. The open plan feel is very inviting and perfect for hosting family and friends. The large window provides a beautiful view of the rear garden.

Dining Room

9' 5" x 8' 9" (2.87m x 2.67m)

Located in between the kitchen and rear family snug area, this is an ideal space for dining. Plenty of natural light and beautiful karndean flooring.

Family snug

11' 11" x 12' 6" (3.64m x 3.80m)

Wow, the highlight of the house, this room is ideal for hosting family get-togethers or a cosy night in. It is open-plan from the kitchen and dining room and has plenty of natural light from the large feature window at the back of the room, french doors and the skylights. There is a fabulous log burner to make winter nights extra cosy. A must see.





Principal Bedroom 1

13' 1" x 10' 5" (3.98m x 3.18m)

Located at the front of the house is an incredibly spacious Principal bedroom with plentiful amounts of floor space and storage with two large double integrated wardrobes. As a real bonus, there is an air-con unit, to give you a cool nights sleep in the summer months.

En-suite

7' 1" x 6' 1" (2.16m x 1.85m)

Modern shower room, consisting of built in shower cubicle, WC, vanity wash hand basin, and heated towel rail. The quirky circular window provides natural light and with the room having two extractor fans there is plenty of ventilation to the room.

Bedroom 2

12' 11" x 8' 4" (3.93m x 2.55m)

Another large double bedroom, with an integrated double wardrobe, located at the front of the house

Bedroom 3

11' 3" x 8' 0" (3.42m x 2.45m)

A third double bedroom, which has been elegantly decorated, and is located at the rear of the house.

Bedroom 4

7' 6" x 11' 7" (2.29m x 3.52m)

The fourth and final double bedroom, which is currently set out as a home office, with a desk, chair and storage units, being located at the rear of the house.

Bathroom

7' 7" x 5' 7" (2.32m x 1.70m)

A beautifully designed modern family bathroom that's fully tiled. Consists of a feature curved bath with a shower over, WC, vanity wash hand basin, heated towel rail and storage unit. Located at the rear of the house.



GARDEN

A lovely quiet, well-maintained rear garden with a North Westerly garden. Storage for your tools and a fabulous stone patio for entertaining guests. You have side access to both sides of the property and can also access the rear of the garage via a side door.

Garage

Single Garage

A good-sized garage which has a stud wall fitted, to create a large storage space to the front with a up and over garage door, and a smaller storage area to the rear with a door leading from the garden. This space is being used for storage and as an additional utility area.

Driveway

4 Parking Spaces

Potential for upto 4 cars side by side on this gravelled drive, which has stone pavers to edge the boundary. There is side access to both sides of the property.



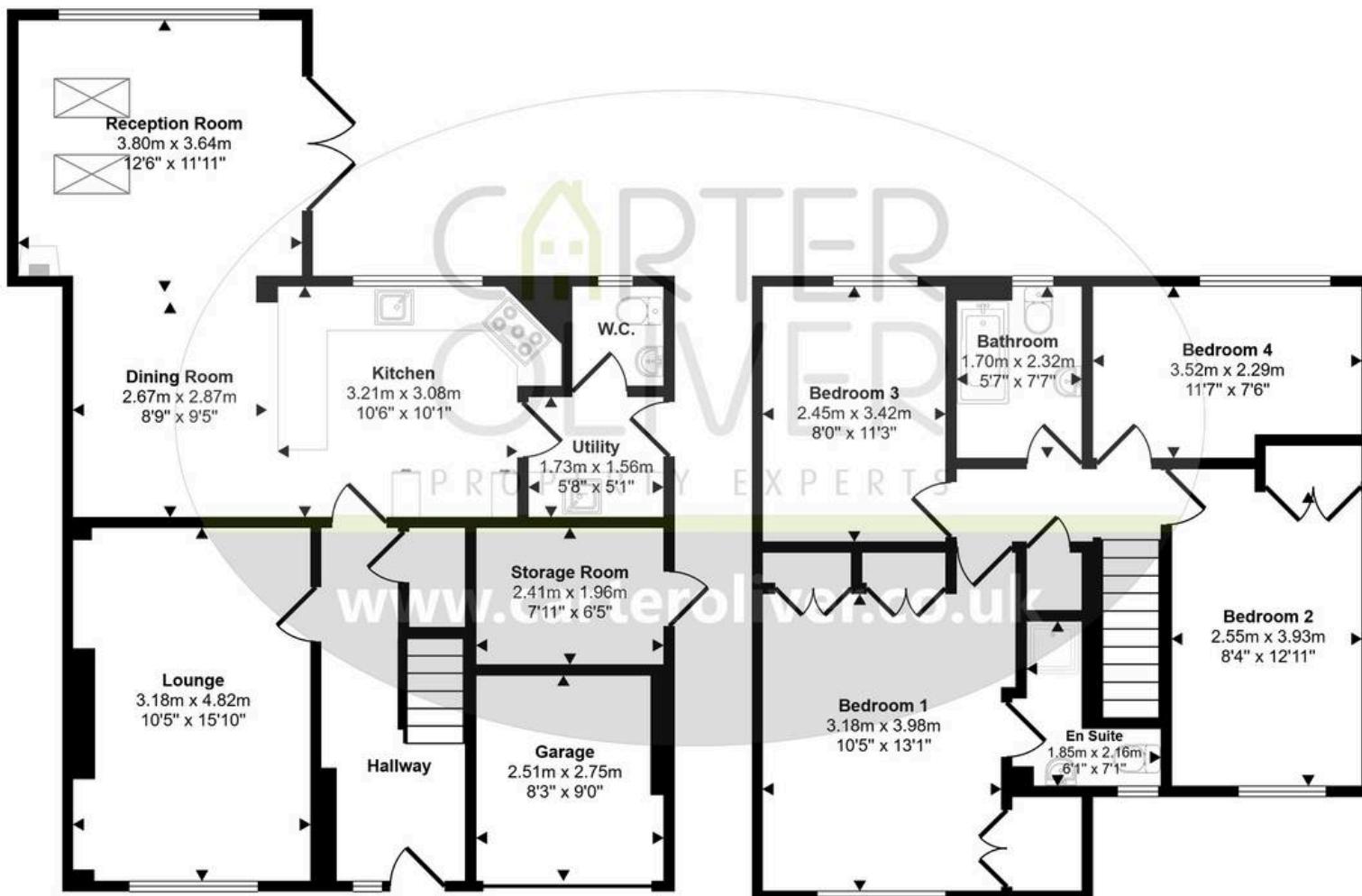
EV charging

1 Parking Space

Located on the right side of the garage for ease of charging.



Approx Gross Internal Area
136 sq m / 1467 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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