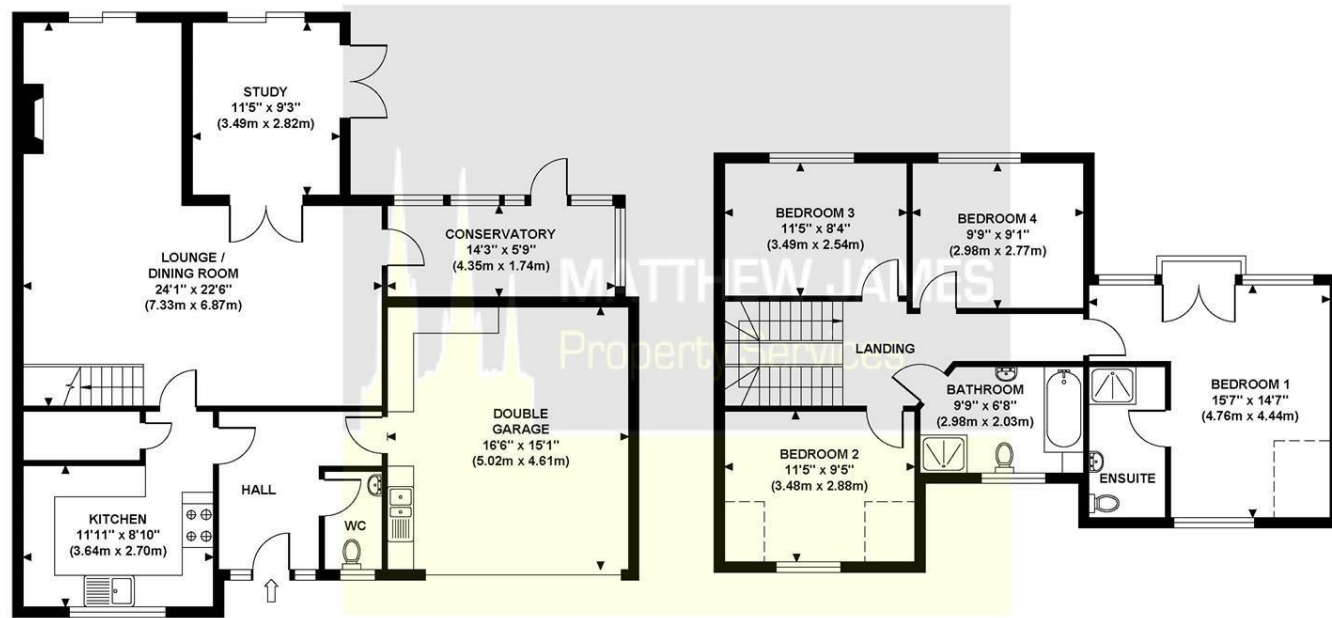




**RICHARDSON CLOSE**

Approximate Gross Internal Area 1860 sq ft /172.8 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 1131 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 728 SQ FT

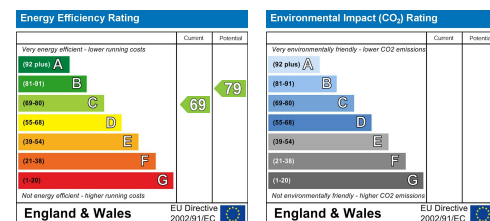
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**1 Richardson Close**  
Broughton Astley, Leicester LE9 6NU

FOUR / FIVE BEDROOMS... DETACHED... CORNER PLOT LOCATION... MASTER EN-SUITE... OFF ROAD PARKING... GROUND FLOOR CLOAKROOM... NEW BOILER... CONSERVATORY... GREAT LOCATION... CLOSE TO ALL AMENITIES... BEAUTIFUL THROUGHOUT... PERFECT FOR THOSE THAT COMMUTE. Located in the very popular village of Broughton Astley, this beautiful former show home really does need to be viewed to appreciate everything that is being offered for sale. Located on a larger than average corner plot which provides ample off road parking for a few motor vehicles and access to the double garage. The property offers everything for those that are looking to expand their family with four double bedrooms and master en-suite to the first floor and a recently re-modeled family bathroom with bath and separate walk-in shower enclosure. To the ground floor there is a cloakroom WC, double garage with built-in utility area, open plan kitchen area, 'L-shape' lounge dining room with feature fireplace, conservatory and a further reception room which could very easily be used as a fifth bedroom, play room or home office. The property also benefits from PVCu double glazing (where specified) and a newly installed top of the range 'Ideal' central heating boiler installed September 2023. To the rear of the property is a beautifully manicured West facing garden with paved patio area, planted fruit trees, garden shed and is perfect for your kids to play! Being just a short drive to the M69, M1, A14 and the A5 its great for those that also use the motorway network to commute. If you work in Leicester City Centre, then its literally 20-30 minute drive. A short walk will also take you to countryside walks - perfect if you're a dog owner or like to get some fresh air and all amenities are on your doorstep including good schools, bus routes, Post Office, shops, Public Houses and local sports centre. Does this sound like your next family home? Call us now and we'll get your viewing booked in!

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**CONTACT INFORMATION**

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter

**Offers Over £440,000**

# 1 Richardson Close

Broughton Astley, Leicester LE9 6NU



- \* FOUR / FIVE BEDROOMS \*
- \* THREE RECEPTION ROOMS \*
- \* CLOSE TO ALL AMENITIES \*
- \* DETACHED \*
- \* OFF ROAD PARKING & DOUBLE GARAGE WITH UTILITY AREA \*
- \* GROUND FLOOR CLOAKROOM \*
- \* MASTER EN-SUITE \*
- \* LARGE CORNER PLOT \*
- \* SOUGHT AFTER LOCATION \*

## Front Garden / Parking

## Entrance Hallway

## Ground Floor Cloakroom

## Open Plan Kitchen

11'11 x 8'10 (3.63m x 2.69m)

## Double Garage

16'6 x 15'1 (5.03m x 4.60m)

## Lounge / Dining Room

24'1 x 22'6 (7.34m x 6.86m)

## Study / Bedroom Five / Playroom / Dining Room

11'5 x 9'3 (3.48m x 2.82m)

## Conservatory

14'3 x 5'9 (4.34m x 1.75m)

## First Floor Landing

## Master Bedroom

15'7 x 14'7 (4.75m x 4.45m)

## Master En-Suite

## Family Bathroom

9'9 x 6'8 (2.97m x 2.03m)

## Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)

## Bedroom Three

11'5 x 8'4 (3.48m x 2.54m)

## Bedroom Four

9'9 x 9'1 (2.97m x 2.77m)

## Rear Garden



## Directions

