

## 7 Trefoil Close, Broughton Astley, LE9 6YZ



### Offers Over £545,000

Situated in the tranquil Trefoil Close of Broughton Astley, Leicester, this impressive five-bedroom detached family home offers a perfect blend of comfort and versatility. Set on a generous corner plot, the property enjoys a peaceful setting directly opposite a picturesque lake, making it an ideal retreat for families seeking both space and serenity. Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom for convenience. The bay-fronted lounge is a delightful space, featuring double doors that seamlessly connect to the dining room, creating an inviting atmosphere for entertaining. From the dining area, patio doors open into a charming conservatory, perfect for enjoying the garden views throughout the seasons. The modern fitted kitchen is well-equipped, catering to all your culinary needs. Additionally, the property boasts a self-contained annexe, complete with its own lounge, en-suite shower room, and bedroom. This flexible accommodation can easily be transformed back into a double garage or serve as an excellent space for running a business from home. On the first floor, you will find four generously sized double bedrooms, with the master bedroom benefiting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, ensuring ample facilities for family living. The private garden is predominantly laid to lawn, providing a safe and spacious area for children to play or for hosting summer gatherings. A paved patio area offers a perfect spot for outdoor dining. To the front of the property, a driveway provides ample off-road parking for multiple vehicles, enhancing the convenience of this splendid family home. This property is a rare find, combining spacious living with the potential for various uses, all within a peaceful and picturesque setting.

*Service without compromise*

Entrance Hall 16'5" x 7'7" (5.00m x 2.31m)



Enter via a composite door into this spacious hall where you will find oak laminate flooring, a useful storage cupboard and the stairs rise to the first floor.

Cloakroom



Fitted with a back to wall WC and handwash basin set into a vanity unit. Oak flooring. Opaque glazed window to the rear aspect. Radiator.

Lounge 17'2" x 12'2" (5.23m x 3.71m)



The spacious lounge has a bay window to the front aspect which is fitted with blinds. The fireplace has a gas fire and a set of double doors open into the dining room.

Lounge Photo 2



Dining Room 8'11" x 12'2" (2.72m x 3.71m)



The dining room is the perfect space to entertain friends and family, having oak laminate flooring and a set of sliding patio doors opening into the conservatory.

Dining Room Photo 2



Conservatory. 9'7" x 10'9" (2.92m x 3.28m)



The windows are fitted with blinds, a set of patio doors open into the garden. There are ample power sockets and ceramic tiled flooring.

Breakfast kitchen 11'1" x 11'10" (3.38m x 3.61m)



Fitted with a wide range of cabinets with complimenting surfaces. stainless steel bowl and a half sink unit with mixer taps. Range cooker with three ovens, seven burner gas hob and extractor canopy over. Space for an American fridge freezer and fridge. There is a breakfast bar, laminate flooring and a window overlooking the garden.

Breakfast kitchen



Utility 8'5" x 7'7" (2.57m x 2.31 m)



Fitted with a range of cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Space for a washing machine and tumble dryer. The gas central heating boiler is mounted on the wall. Laminate flooring, window to the rear aspect and door gives access to the outside.

Annexe Lounge 16'11" x 8'5" (5.16m x 2.57m)



The lounge has a window to the front aspect and an electric fire and surround.

Annexe Lounge Photo 2



Annexe Bedroom Five . 8' x 10'11" (2.44m x 3.33m)



A generous bedroom with a window to the front aspect

Annexe Bedroom Five Photo 2



Annexe En-suite 4'5" x 8'5" (1.35m x 2.57m)



Fitted with a back to wall Wc and wash hand basin set into a vanity unit. Corner shower with Mira electric shower and attractive panelling. Laminate flooring and chrome heated towel rail.

Landing



The galleried landing has a window to the front aspect allowing lots of natural light to flood in. There is an airing cupboard and internal doors give access to the bedrooms and family bathroom.

Master Bedroom 12'1" x 11'10" (3.68m x 3.61m)



A double bedroom with a bay window to the front aspect which is fitted with blinds and built-in wardrobes. A door opens into the En-suite.

Master Bedroom Photo 2



En-suite 7'5" x 4'11" (2.26m x 1.50m)



Fitted with a back to wall WC, wash hand basin set into a vanity unit and a corner shower cubicle with waterproof panelling. Vinyl flooring, chrome heated towel rail and a opaque window to the side aspect.

Bedroom Two 12'6" x 9' (3.81m x 2.74m )



A double bedroom with built-in wardrobes and a window to the rear aspect.

Bedroom Two Photo 2



Bedroom Three Photo 2



Bedroom Three 8'10" x 10'2" (2.69m x 3.10m)



Bedroom Four 8'9" x 9'11" (2.67m x 3.02m)



A double bedroom with a box bay window to the front aspect. This room is currently set up as a work from home office and single bedroom.

A double bedroom with a window to the rear aspect and ample room for wardrobes.

Bedroom Four photo 2



Bathroom 7'6" x 5'5" (2.29m x 1.65m)



Fitted with a back to wall Wc and wash hand basin set into a vanity unit. Bath with shower, side screen and attractive panelling. Vinyl flooring and chrome heated towel rail. Opaque window to the rear aspect.

Bathroom Photo Two



Garden



The garden is private and is mainly laid to lawn with a paved patio. There is a metal storage shed and a timber garden shed. Outside tap and gated side access.

Garden Photo 2





Garden photo 3



### Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Front View Over The Lake



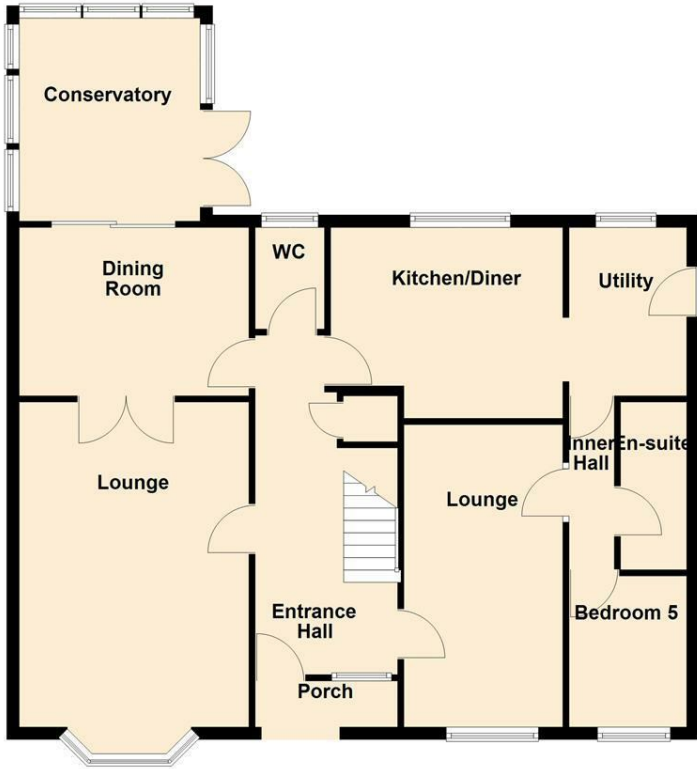
Outside & Parking



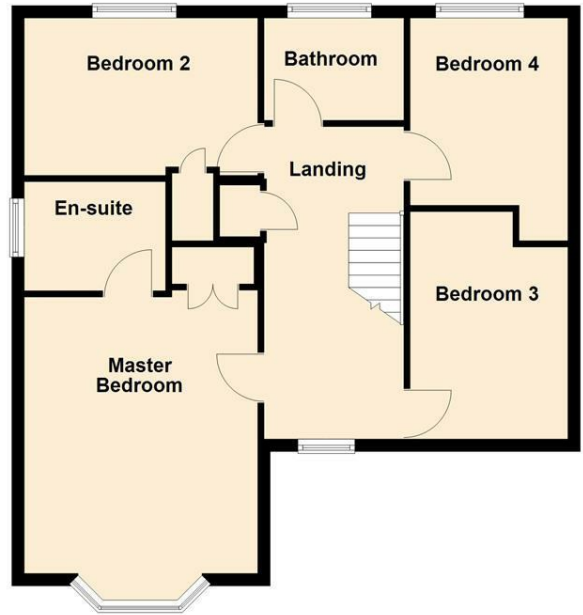
Set on a generous corner plot the driveway provides ample parking for numerous vehicles.

## Floor Plan

**Ground Floor**  
Approx. 97.7 sq. metres (1051.2 sq. feet)



**First Floor**  
Approx. 66.3 sq. metres (713.6 sq. feet)

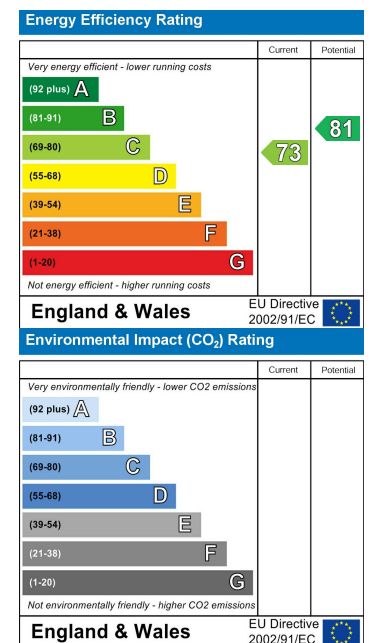


Total area: approx. 164.0 sq. metres (1764.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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