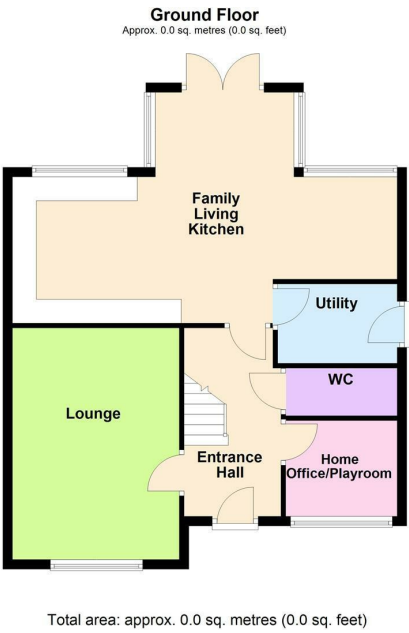


FLOOR PLAN

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)





# 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.

