22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

FLOOR PLAN

DIMENSIONS

Entrance Hall 14'03 x 7'11 (4.34m x 2.41m)

Boot Room 5'06 x 5' (1.68m x 1.52m)

Lounge 13'10 x 11'11 (4.22m x 3.63m)

Family Living Kitchen 16'09 x 22'01 (5.11m x 6.73m)

Utility 7' x 4'05 (2.13m x 1.35m)

Downstairs WC 2'06 x 4'05 (0.76m x 1.35m)

Living Room 19'07 x 13' (5.97m x 3.96m)

Landing

Bedroom One 13'03 x 12'03 (4.04m x 3.73m)

En Suite 6'07 x 7'07 (2.01m x 2.31m)

Bedroom Two 14'01 x 11'11 (4.29m x 3.63m)

Bedroom Three 12'01 x 13'03 (3.68m x 4.04m)

Bedroom Four 8'06 x 7'11 (2.59m x 2.41m)

Family Bathroom 8'05 x 8'07 (2.57m x 2.62m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)





10 Leicester Road, Broughton Astley, LE9 6QE £650,000

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: OII6286 9700 · Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/ FREE PROPERTY VALUATIONS Looking to sall? Need a valuation? Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home Cell we on 0116 2013 900 for few activice

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

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 re 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.

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OVERVIEW

- Immaculate family Home In Fabulous Location
- Entrance Hall & Boot Room
- Living Room & Lounge
- Utility & Downstairs Cloakroom
- Stunning Family Living Kitchen
- Four Good Sized Bedrooms
- Family Bathroom & Ens Suite To Primary
- Gated Driveway & Garage
- · Landscaped Garden With Outdoor Kitchen
- EER D, Freehold, Tax Band E

LOCATION LOCATION....

Leicester Road is ideally situated in the thriving village of Broughton Astley, a well-connected and sought-after location in the South Leicestershire countryside. The village offers a welcoming community atmosphere, with a range of local amenities including shops, cafés, pubs, and a popular leisure centre. Families are particularly drawn to the area thanks to its highly regarded primary and secondary schools. Surrounded by open green spaces and with easy access to nearby towns such as Lutterworth and Hinckley, as well as excellent transport links to Leicester and the M1/M69 motorways, Broughton Astley offers the perfect balance of rural charm and modern convenience.











THE INSIDE STORY

This exceptional detached character family home is situated in an enviable location, offering the perfect balance of timeless elegance & contemporary sophistication. From the moment you step inside, you're greeted by a welcoming hallway adorned with beautiful parquet flooring, leading to a dedicated boot room—ideal for coats, shoes & everyday essentials. The formal lounge features a striking bay window & original open fireplace, creating a serene space for relaxation. A second, spacious living room offers warmth & charm with its log-burning stove & French doors that open directly onto the landscaped garden, flooding the room with natural light. At the heart of the home lies an exquisite open-plan family kitchen, designed for modern living & entertaining. It boasts navy shaker-style cabinets, contrasting quartz worktops, belfast sink, a large matching island & premium integrated appliances including a full-size fridge & freezer, wine fridge & dishwasher. The marbleeffect tiled flooring with underfloor heating adds both style & comfort, while French doors lead directly to the garden for seamless indoor-outdoor living. A walk-in pantry & separate utility room with oak worktops provide practical touches, complemented by a chic downstairs cloakroom. The bifurcated staircase rises to a landing leading to four well-appointed bedrooms, all with fitted wardrobes. Bedrooms one, two & three enjoy dual-aspect windows, filling the rooms with light. The impressive principal suite features a luxurious en suite shower room & a walk-in wardrobe. The family bathroom is equally stunning with a freestanding bath, walk-in shower, sink & WC. Outside, the garden is truly a showstopper. Beautifully landscaped & designed for entertaining, it boasts a bespoke outdoor kitchen, ambient lighting & a spacious patio area, perfect for hosting summer evenings in style. A gated driveway & garage with electric door complete this exceptional home.

