

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)

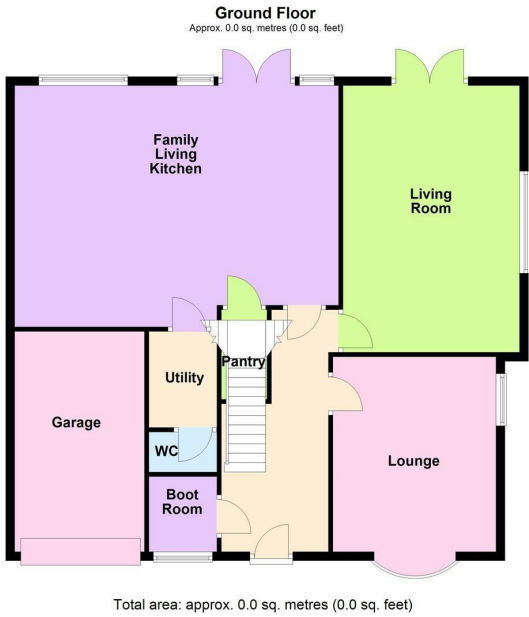
**En Suite**  
6'07 x 7'07 (2.01m x 2.31m)

**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)





# 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 marble-effect 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.*

