

## FLOOR PLAN

### DIMENSIONS

**Living Room**  
15'2 x 12'1 (4.62m x 3.68m)

**Dining Room**  
11'10 x 11'4 (3.61m x 3.45m)

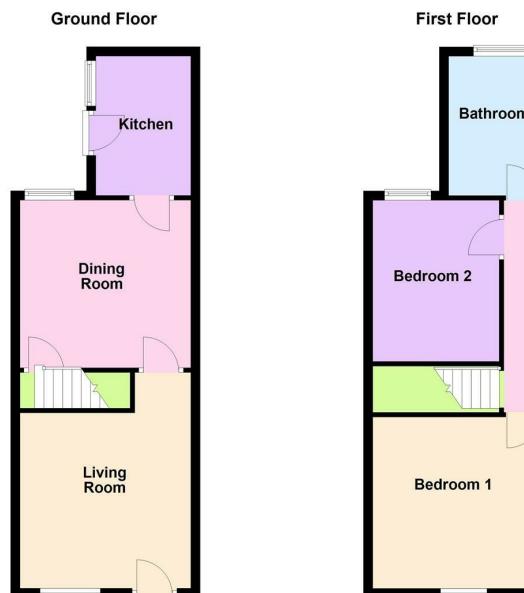
**Kitchen**  
10'00 x 5'10 (3.05m x 1.78m)

**Bedroom One**  
11'9 x 11'9 (3.58m x 3.58m)

**Bedroom Two**  
11'4 x 8'7 (3.45m x 2.62m)

**Bathroom**

**Double Driveway**



**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: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.co.uk)/

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Call us on 0116 2811 300 for free advice.

**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 be no delay in agreeing a sale.

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 relied 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.

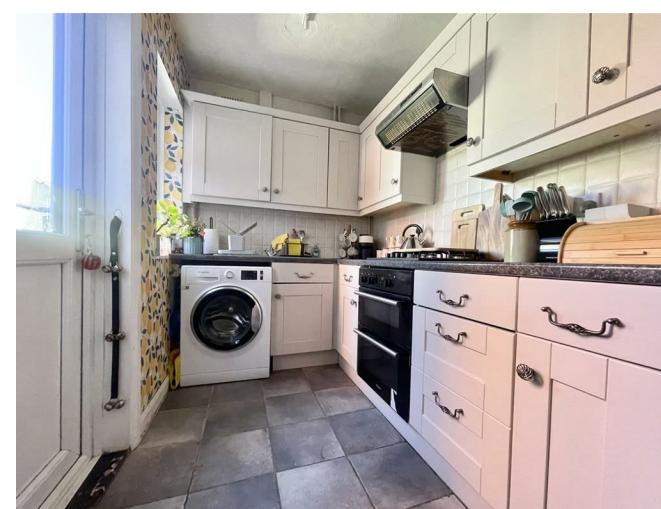
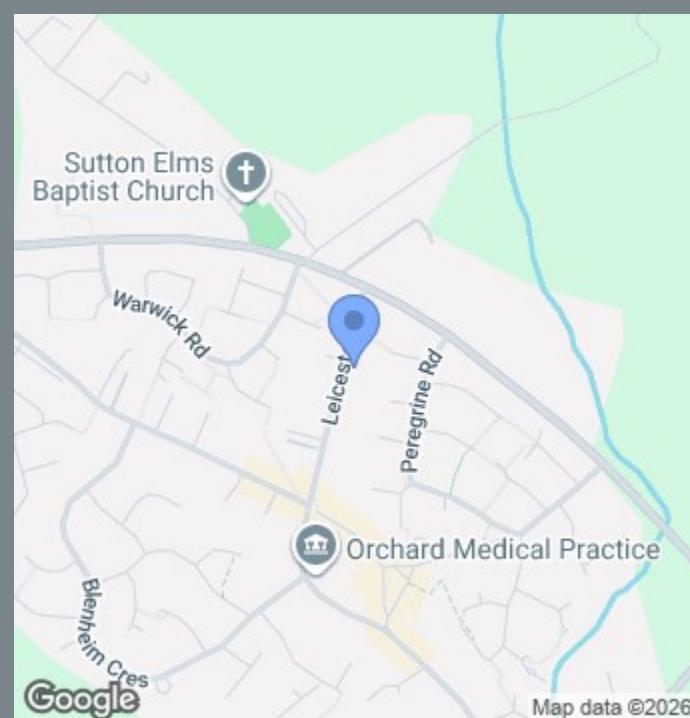
46 Leicester Road, Broughton Astley, LE9 6QE  
**Offers In Excess Of £220,000**

# OVERVIEW

- Two Bedroom Terrace
- Double Driveway
- Long Rear Garden
- Outhouse & Storage
- Beautiful Log Burner
- Two Reception Rooms
- Two Double Bedrooms
- Perfect First Time Buy
- Freehold Property
- Council Tax Band - B | EPC Rating E

## LOCATION LOCATION....

Broughton Astley is a popular Leicestershire village offering a friendly community feel, good local amenities and easy access to Leicester, Hinckley and surrounding towns. The village has a choice of well-regarded schools, including Orchard Primary, Old Mill Primary, Hallbrook Primary and Thomas Estley Community College, making it attractive for families. The centre provides convenient everyday amenities such as shops, cafés, pubs, takeaways, GP services and local businesses, while nearby countryside and green spaces add to the peaceful, semi-rural atmosphere. With its balance of village charm, practical facilities and strong transport links, Broughton Astley is considered a desirable and enjoyable place to live.



## THE INSIDE STORY

Welcome to Leicester Road, Broughton Astley, a delightful terraced home believed to have been built between 1900 and 1929. Bursting with character.

This well-maintained property offers cosy, versatile living and a generous garden, perfect for everyday family life.

As you enter, you are greeted by a warm front room currently used as a lounge, complete with a feature exposed-brick wall and a beautiful log burner, an inviting space for relaxing evenings. From here, step into a separate dining room which leads into the kitchen, fitted with an array of wall and base units, providing ample worktop space and storage. From the kitchen there is direct access to the rear garden which has a paved patio area leading to the lawn, offering plenty of space for gardening and children's play area. The garden also features an outhouse, ideal for storage (or potentially converting into a convenient WC, as some neighbours have already done). Also featuring a lovely seating area with composite decking, perfect for relaxing in the warmer months. Upstairs there are two double bedrooms, both bright and airy and a family bathroom with bath tub, shower over bath, WC and wash hand basin. The house is gas-heated and has had new windows installed roughly three years ago, highlighting the good standard of upkeep.

Outside, the property benefits from a double driveway, a major plus in this sought-after location. Situated in the popular village of Broughton Astley, the home offers a balance between quiet, village living and practical convenience, making it a lovely base for first-time buyers or a young family seeking a welcoming, well-connected home.

