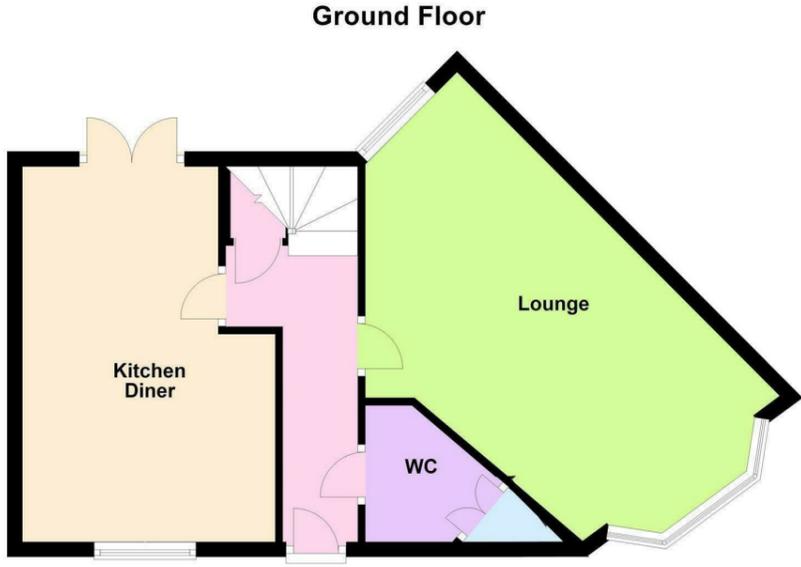


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
16'4 x 11'6 (4.98m x 3.51m)
- Dining Kitchen**
16'4 x 9'11 (4.98m x 3.02m)
- Downstairs WC**
- Landing**
- Bedroom One**
16'4 x 12'2 (4.98m x 3.71m)
- En Suite**
- Bedroom Two**
10'9 x 7'1 (3.28m x 2.16m)
- Bedroom Three**
8'9 x 7'5 (2.67m x 2.26m)
- Family Bathroom**



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: 0116286 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 sell? 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.
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.

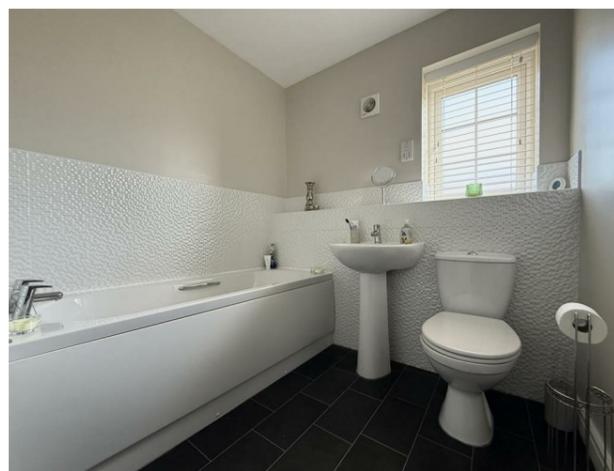
41 Buxton Crescent, Broughton Astley, Leicestershire, LE9 6TA
Offers In Excess Of £280,000

OVERVIEW

- Stunning Family Home
- Modern Development
- Entrance Hall & Downstairs Cloakroom
- Spacious Lounge & Dining Kitchen
- Three Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is Advised
- Jelson Home Exton Spec
- EER - B, Freehold, Tax Band - C

LOCATION LOCATION....

Buxton Crescent is located within the modern and highly regarded Estley Green development in Broughton Astley, a popular village known for its strong community feel and family-friendly environment. This newer estate offers a peaceful residential setting while remaining close to a range of local amenities, including shops, supermarkets, cafés and everyday services within the village centre. Families are particularly well catered for, with well-regarded schools such as Hallbrook Primary School, Old Mill Primary School and Thomas Estley Community College all within easy reach. Residents enjoy access to nearby parks, open green spaces and countryside walks, ideal for outdoor activities and family life. Buxton Crescent is also well positioned for commuters, with convenient access to the A426, M1 and M69 motorway networks, as well as good transport links to Leicester, Hinckley and surrounding areas. Combining modern living with village charm and excellent connectivity, Estley Green remains a highly desirable place to live.



THE INSIDE STORY

Located on the popular Estley Green development in Broughton Astley, this beautifully presented home offers stylish, modern living and benefits from the remainder of its NHBC certificate, providing peace of mind for prospective buyers. A welcoming entrance hallway leads into the main living spaces. The lounge is both spacious and bright, enhanced by dual aspect windows that allow natural light to flow throughout the room, creating a comfortable and inviting setting ideal for relaxing or entertaining. The dining kitchen is thoughtfully designed with classic shaker-style units and integrated appliances, combining practicality with a contemporary finish. The dining area offers ample space for a table and chairs, making it perfect for family meals or hosting guests, while French doors open directly onto the garden, creating an effortless connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexibility for family life, guests or home working. The primary bedroom benefits from dual aspect windows and a private en suite, creating a light and comfortable retreat. The family bathroom is modern and well appointed, serving the remaining bedrooms. Externally, the property benefits from a driveway, providing off-road parking. To the rear, the landscaped garden features a lawn and patio area, offering a great space for outdoor dining, relaxing or enjoying time with family. A fantastic opportunity to acquire a modern, move-in-ready home in a sought-after development.

