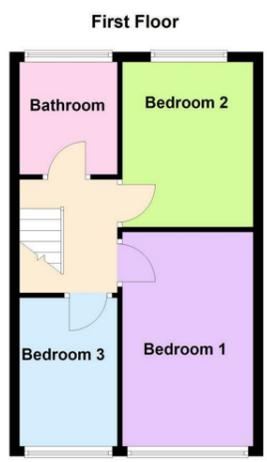
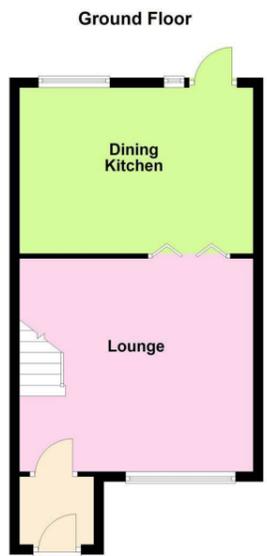


# FLOOR PLAN

- DIMENSIONS**
- Porch**  
4'03 x 4'11 (1.30m x 1.50m)
- Lounge**  
14' x 15'05 (4.27m x 4.70m)
- Dining Kitchen**  
10'11 x 15'05 (3.33m x 4.70m)
- Landing**
- Bedroom One**  
14'04 x 8'09 (4.37m x 2.67m)
- Bedroom Two**  
10'10 x 8'09 (3.30m x 2.67m)
- Bedroom Three**  
9'06 x 6'06 (2.90m x 1.98m)
- Family Bathroom**  
7'05 x 6'05 (2.26m x 1.96m)



**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.

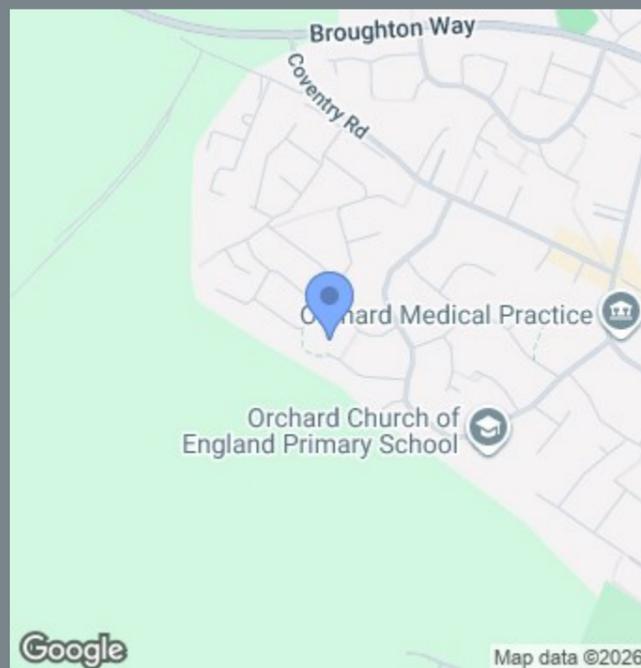
11 Gorham Rise, Broughton Astley, Leicester, LE9 6QR  
**Offers In Excess Of £270,000**

## OVERVIEW

- Fabulous Family Home
- Cul De Sac Location
- Porch & Spacious Lounge
- Beautiful Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Detached Garage
- Lovely Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - B

## LOCATION LOCATION....

Gorham Rise is located within a modern and popular residential development in Broughton Astley, a well-regarded village known for its strong community feel and excellent local amenities. The village offers a good selection of shops, supermarkets, cafés, pubs and everyday services, with further retail and leisure facilities available in nearby Hinckley, Narborough and at Fosse Park. Families are particularly well catered for, with well-regarded schools in particular Orchard Primary School which is within walking distance on the Estate and Thomas Estley Community College. Residents also benefit from nearby parks, open green spaces and countryside walks, providing ideal opportunities for outdoor recreation and family life. Gorham Rise is well positioned for travel, with convenient access to the A426, M1 and M69 motorway networks, as well as regular transport links to Leicester and surrounding towns. Combining modern living with village charm and strong connectivity, Broughton Astley remains a highly desirable place to live.



## THE INSIDE STORY

Tucked away within a quiet cul-de-sac in a fabulous & highly sought-after location, this delightful semi-detached family home offers a wonderful balance of comfort, practicality & potential—perfect for modern family living. The property is approached via a porch, providing a useful space for coats & shoes, leading into a welcoming lounge. This inviting room is centred around a charming feature fireplace, with a window to the front aspect allowing natural light to fill the space—ideal for relaxing evenings or spending time with family. To the rear, the dining kitchen forms the heart of the home, offering a spacious & sociable environment. With ample room for both cooking & dining, it's perfectly suited to everyday family life as well as entertaining guests. The door leading out to the garden enhances the indoor-outdoor flow, making it easy to enjoy alfresco dining or keep an eye on children playing outside. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for growing families, guest accommodation, or even a home office. The family bathroom serves the bedrooms & provides a comfortable & functional space. Externally, the property continues to impress. A driveway provides off-road parking & leads to a detached garage, offering additional storage or workshop potential. To the rear, the beautiful garden is a true highlight—featuring a patio area perfect for outdoor seating & dining, alongside a well-maintained lawn that provides plenty of space for children to play or for keen gardeners to enjoy. A lovely home in a peaceful yet convenient setting—early viewing is highly recommended.

