



Queen Elizabeth Crescent Broughton Astley

- Three bedroom semi-detached home
- Benefits from remaining NHBC warranty
- Stylish kitchen/diner with French doors
- Spacious sitting room with feature fireplace
- Main bedroom with en suite
- Contemporary family bathroom
- Landscaped south-west-facing garden
- Detached garage and generous parking
- EPC Rating B / Council Tax Band C / Freehold

Alexanders are delighted to present this immaculate three bedroom semi-detached home, occupying a private position overlooking attractive green space on the sought-after Queen Elizabeth Crescent. Still benefiting from the remainder of its NHBC warranty, the property has been thoughtfully enhanced by the current owners to create a beautifully presented home, finished to a high standard throughout and ready to move straight into.

Particular attention has been given to the outside space, where the landscaped south-west-facing garden provides a peaceful and private setting, ideal for enjoying the afternoon and evening sun. A detached garage, generous off-road parking and a tucked-away position along a shared no-through driveway further enhance the practicality and appeal of the property.

Set within the popular village of Broughton Astley, the home enjoys a superb balance of tranquillity and convenience. A wide range of everyday amenities, well-regarded schools and excellent transport links are all within easy reach, while the attractive open green space to the front creates an enviable outlook and a wonderful sense of space.





Accommodation:

A welcoming entrance hall provides access to the ground floor accommodation, with stairs leading to the first floor. The spacious sitting room is centred around a stylish feature fireplace and enjoys attractive views over the open green space to the front. To the rear of the property, the beautifully appointed dining kitchen offers a contemporary and practical space for everyday living and entertaining, with French doors opening directly onto the rear garden. A convenient guest cloakroom completes the well-designed ground floor accommodation.

To the first floor, the generous main bedroom benefits from its own contemporary en suite shower room. There are two further well-proportioned double bedrooms, all served by a stylish and modern family bathroom.

Gardens and land:

The property is approached via a shared no-through driveway, with parking provided for multiple vehicles to the side, leading to the detached garage. To the rear, the tranquil south-west-facing garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by a delightful seating area adjoining the house, creating an ideal space for relaxing and outdoor entertaining.

Location:

Overlooking green space and situated in a no-through area on the sought-after Queen Elizabeth Crescent in the popular village of Broughton Astley, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, cafés, pubs, healthcare facilities and leisure amenities. Well regarded for its family-friendly community, the village is served by excellent local schools, including Orchard Church of England Primary School, Old Mill Primary School and Thomas Estley Community College.

Broughton Astley also offers excellent commuter links, with the A5, M69 and M1 providing convenient access to Leicester, Coventry, Hinckley and Birmingham. Regular rail services are available from nearby Narborough station, offering direct connections to Leicester and Birmingham, with onward links to London.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion. An annual service charge of £160 applies.

Local Authority:

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG. Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.





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Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

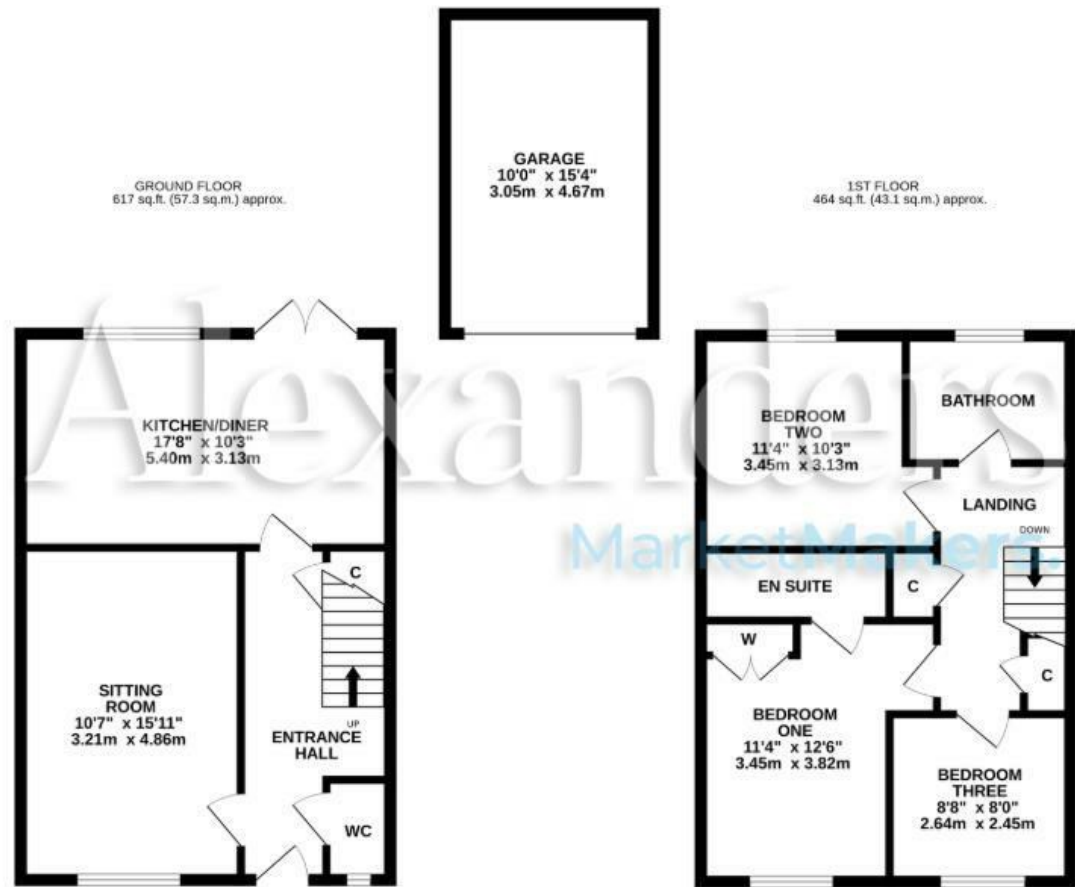
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



