



5 Willowbrook Close, Broughton Astley, Leicester. LE9 6HF

- Executive Four Bedroom Detached Home
- Sought After Cul De Sac Location
- Entrance Hall, Cloakroom/WC
- Lounge, Dining Room, Double Glazed Conservatory
- Breakfast Kitchen, Utility Lobby
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Ample Car Standing, Double Garage
- Beautiful Rear Garden Area
- Viewing Recommended
- Close Proximity To Local Schools and Amenities
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Executive four bedroom detached property with spacious well planned family accommodation. This lovely property has been home to the present owners for around 30 years and the plot and gardens in particular are a must see feature. Located close to the reputable Old Mill Primary School and Thomas Estley Community College along with close proximity to village amenities, it is located on one of the most sought after cul de sacs in Broughton Astley. Approached via a good size double driveway providing ample off road parking, the front door leads into the welcoming entrance hall with cloaks/wc and stairs to the first floor. The good size lounge has a bay window to the front elevation. Double doors lead through to the dining room and sliding doors in turn lead through to the conservatory over looking the fantastic rear garden. The ground floor is completed by the breakfast kitchen fitted with a range of base and wall units, breakfast bar, oven/hob and extractor, understairs store cupboard and adjacent to the kitchen is the utility lobby with door leading to the rear. The generous first floor landing gives access to the four bedrooms and a family bathroom. The primary bedroom to the front benefits from fitted wardrobes and an en suite shower room/wc. Externally the property sits on an enviable corner plot position having a front garden with lawn, borders and box hedging. The beautiful rear garden has been well planned and maintained to create a really relaxing space with feature patio, lawn with shaped borders and fence surround, there is an additional area behind the garage with greenhouse and cedarwood shed. An early viewing is essential to appreciate the size, style and layout of this lovely home. EPC rating is D, Council tax is band E.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

17' 7" max into bay x 12' 3" (5.36m x 3.73m)

Dining Room

10' 5" x 9' 7" (3.17m x 2.92m)

Conservatory

10' 4" x 8' 1" (3.15m x 2.46m)

Breakfast Kitchen

15' 7" max into ent reducing to 10' 0" x 10' 10"
(4.75m x 3.30m)

Utility Lobby

6' 0" x 5' 0" (1.83m x 1.52m)

Landing

Master Bedroom

13' 4" to back of robes x 11' 10" plus rec (4.06m
x 3.61m)

En Suite Shower Room/Wc

5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom

12' 10" x 9' 5" plus ent (3.91m x 2.87m)

Bedroom

9' 1" x 7' 5" (2.77m x 2.26m)

Bedroom

8' 8" x 7' 11" plus ent (2.64m x 2.41m)

Family Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

External

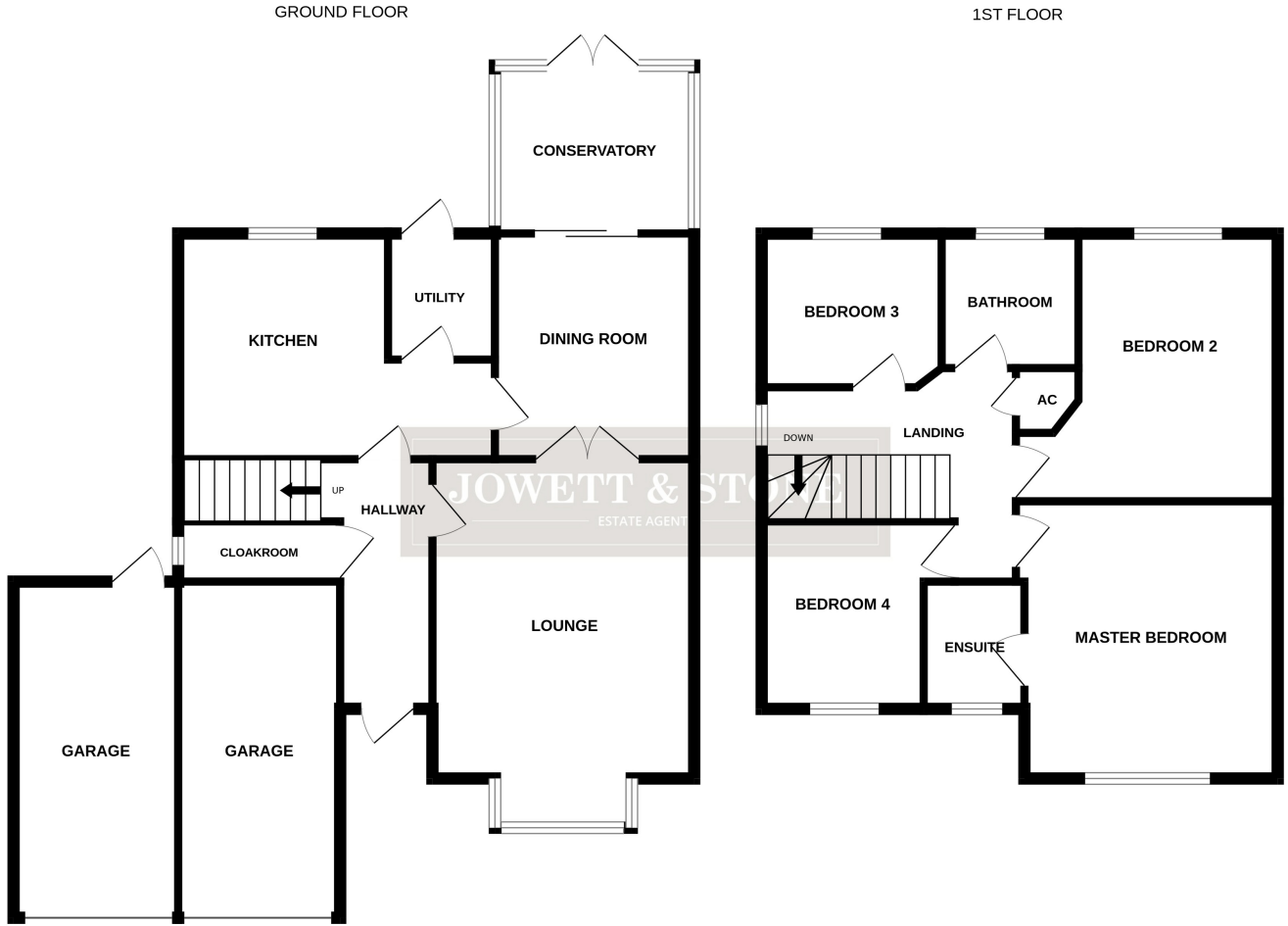
Double Garage

17' 1" max x 16' 2" (5.21m x 4.93m)

Rear Garden



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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