



Main Street, Broughton Astley, Leicester. LE9 6RE

- Period Three Bedroom Detached Property
- Ideally Located On A Good Size Plot In The Sought After Village Of Broughton Astley
- Lounge, Dining Area Open To Kitchen, Family Room
- Lobby, Utility Area, Cloaks/Wc
- Landing, Three Generous Bedrooms, Good Size Family Bathroom
- Driveway Providing Car Standing And Extending To The Rear Garden And Double Sectional Garage
- Viewing Essential To Appreciate The Plot, Size And Layout Of Accommodation
- EPC Rating E & Council Tax Band D



PROPERTY DESCRIPTION

Period detached property located on Main Street in this sought after location in Broughton Astley. Occupying a good size plot with sectional double garage located to the rear, a viewing comes highly recommended to appreciate the size, style and layout of this ideal family home. In brief the accommodation comprises of lounge with open fireplace and feature surround, front social dining room with dual aspect windows and open access to the kitchen area fitted with a range of base and wall units and integrated appliances. There is a separate family reception room with stairs leading to the first floor and access to the rear lobby with side door, utility area and cloaks/wc. To the first floor the landing leads to the three good size bedrooms and a generous family bathroom with three piece suite and separate shower cubicle. Externally to the front of the property is a driveway providing car standing with front hedge screening. A side gate leads to an extended gravel driveway leading to the rear of the plot where there is a sectional double garage, there is also a good size patio, lawn area and a hedge/fence surround. EPC rating is E, Council tax is band D.



ROOM DESCRIPTIONS

Lounge

12' 2" into rec x 12' 0" (3.71m x 3.66m)

Dining Area

12' 0" x 11' 11" into rec (3.66m x 3.63m)

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)

Family Room

15' 3" max understairs x 9' 0" (4.65m x 2.74m)

Rear Lobby

8' 0" x 5' 4" (2.44m x 1.63m)

Utility Area

8' 11" x 8' 0" (2.72m x 2.44m)

Cloaks/Wc

Landing

Bedroom

12' 2" into rec x 12' 0" (3.71m x 3.66m)

Bedroom

12' 0" x 11' 11" to back of robe (3.66m x 3.63m)

Bedroom

12' 2" max to back of robe x 8' 11" max red to 6'1" (3.71m x 2.72m)

Family Bathroom

9' 1" x 8' 9" (2.77m x 2.67m)

External

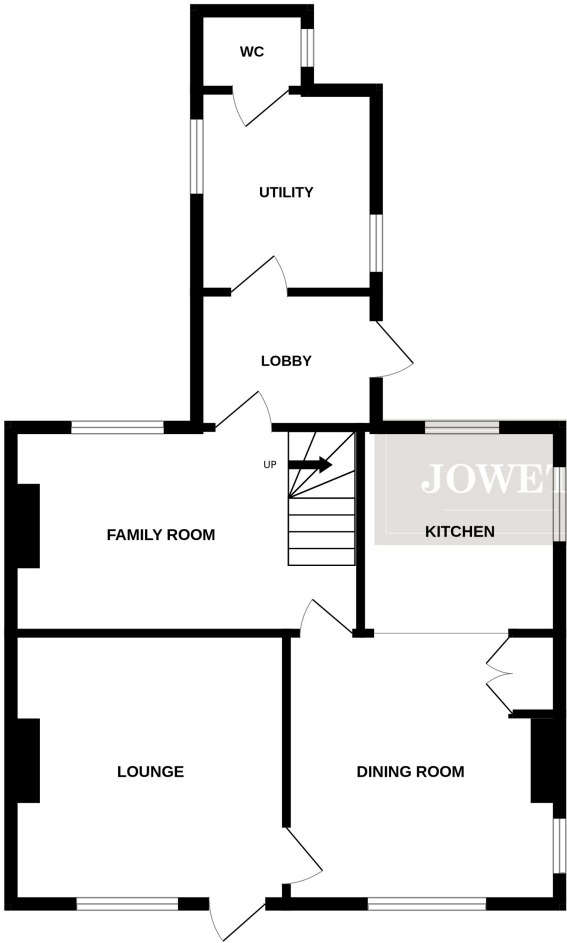
Rear Garden

Sectional Double Garage

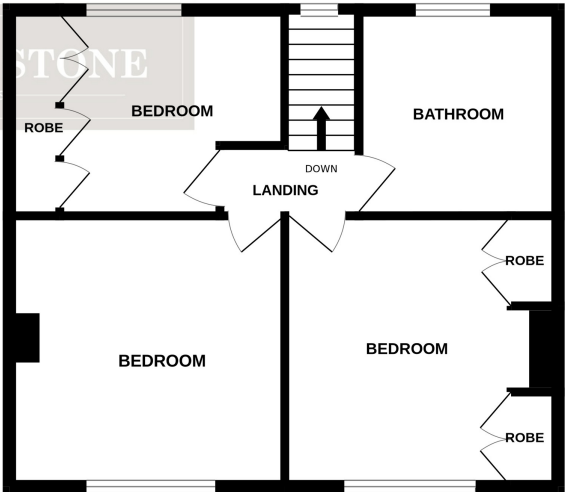
19' 11" x 15' 11" (6.07m x 4.85m)



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.

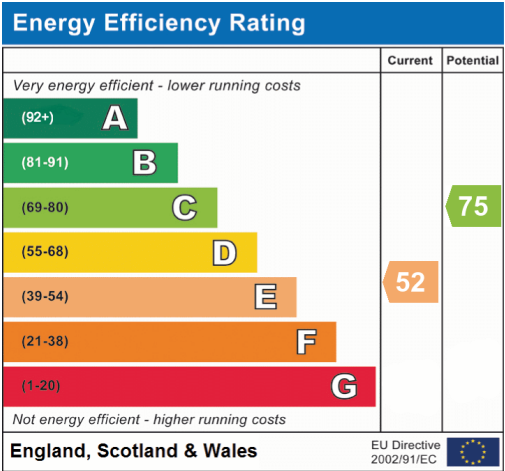


1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 sq.m.) approx.

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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