

SOLD STC

£495,000 Freehold



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

- Superb Executive Detached Family Home
- Sought After Cul De Sac Location In Broughton Astley
- Ideally Located For Old Mill Primary School And Thomas Estley Community College
- Ent Hall, Cloaks/Wc, Living Room With Log Burner
- Dining Room, Conservatory, 15ft Home Office
- 22ft Feature Living Family Kitchen, Utility Room
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Master Bedroom
- Driveway and Garage
- Rear Garden, Early Viewing Highly Recommended
- EPC Rating C & Council Tax Band E

JOWETT & STONE
ESTATE AGENTS

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PROPERTY DESCRIPTION

Superb extended executive detached property tucked away in a small cul de sac in this sought after location, presented to a high standard throughout an early viewing is highly recommended to appreciate the style, position and layout of this lovely home. Located close to the reputable Old Mill Primary School and Thomas Estley Community College along with close proximity to village amenities. Approached via a shared 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 and feature log burner, double doors lead through to the dining room and sliding doors in turn lead through to the conservatory over looking the attractive rear garden. One of the original garages has been converted into a generous 15ft home office space with side elevation window. The ground floor is completed by the feature extended family living kitchen fitted with a range of base and wall units, central island, oven/hob and extractor, feature flooring, Velux windows and double doors leading out to the rear, there is an understairs store cupboard and access to the utility lobby with door leading to the garage. 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 a great plot position having a front drive providing car standing and access to the garage. The rear garden has been well planned and maintained to create a relaxing space with feature patio, lawn with borders and fence surround. An early viewing is essential to appreciate the size, style and layout of this lovely home. EPC rating is C, Council tax is band E



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

15' 5" plus bay x 12' 4" (4.70m x 3.76m)

Dining Room

10' 5" x 9' 8" (3.17m x 2.95m)

Conservatory

11' 7" max x 9' 3" (3.53m x 2.82m)

Family Living Kitchen

23' 10" x 10' 11" (7.26m x 3.33m)

Utility

7' 3" x 6' 2" (2.21m x 1.88m)

Study/Office Room

15' 4" x 7' 10" into rec (4.67m x 2.39m)

Landing

Master Bedroom

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

En Suite Shower Room/Wc

Bedroom

12' 8" x 9' 5" plus ent area (3.86m x 2.87m)

Bedroom

9' 2" x 7' 5" (2.79m x 2.26m)

Bedroom

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

Family Bathroom

External

Garage

16' 4" x 8' 5" into rec (4.98m x 2.57m)

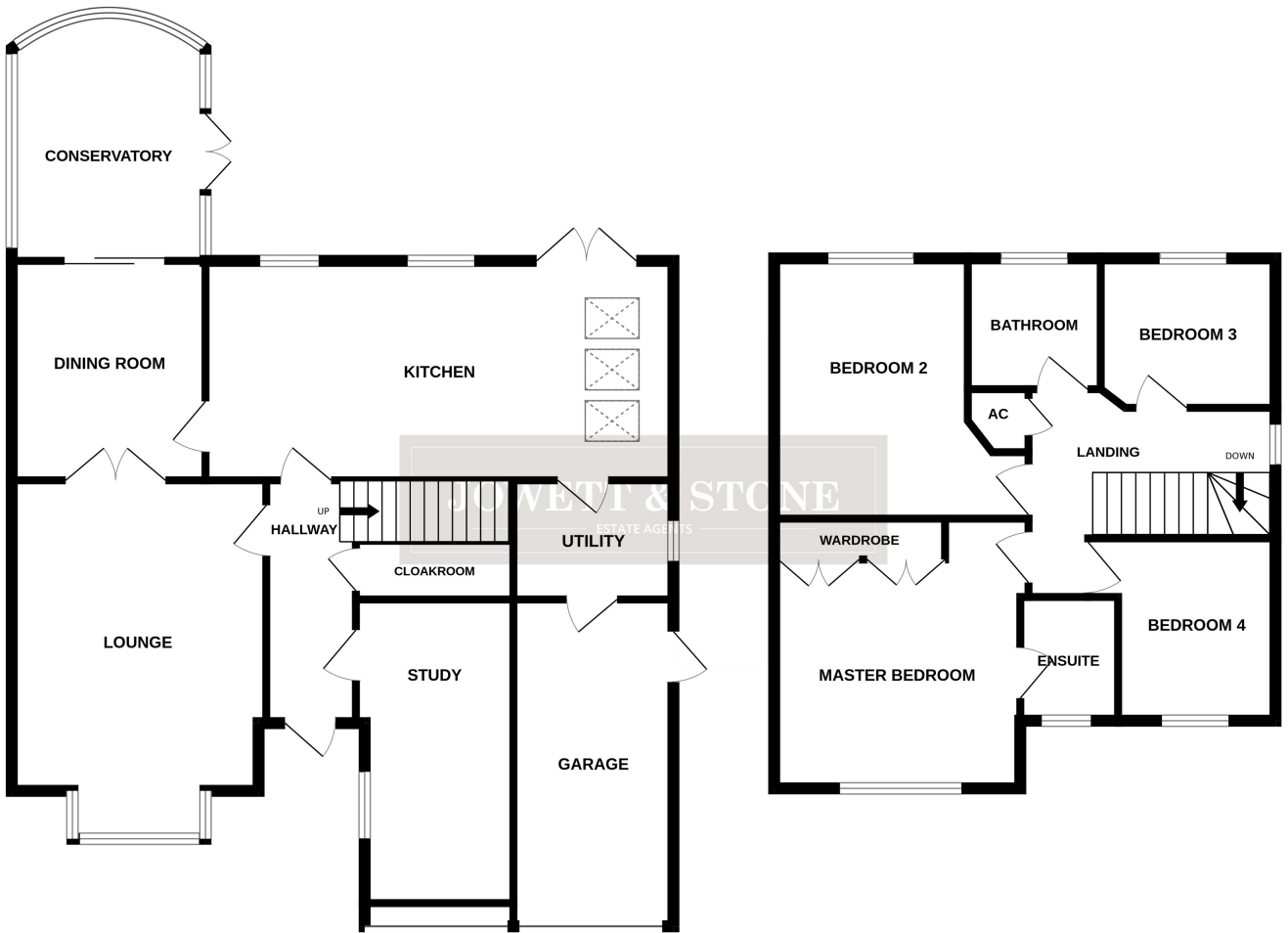
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.

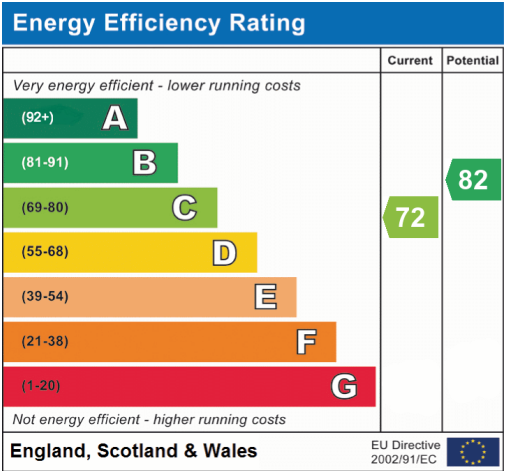
1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.6 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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