



13 Geveze Way, Broughton Astley, Leicester. LE9 6HJ

- Modern Four Bedroom Executive Detached Home
- Envious Plot Position In This Sought After Location In Broughton Astley
- Entrance Hall, Cloaks WC and Study
- Good Size Lounge, Feature Living/Dining Kitchen, Utility
- Double Glazed Conservatory
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Driveway Providing Ample Car Standing , Double Garage, Rear Garden
- Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band E



PROPERTY DESCRIPTION

Well presented spacious four bedroom modern executive detached property on an enviable plot position in this sought after location in Broughton Astley. An ideal family home of which viewing comes highly recommended to appreciate the size, style and layout. In brief the property comprises of entrance hall, cloaks/wc, front study, good size lounge with log burner and bay window to the front. To the rear of the property is a feature living/dining kitchen spanning across the full width of the home which benefits from a kitchen area with fitted base and wall units, sitting/dining area with double doors leading to the rear and access to the side utility lobby. There is also a good size conservatory with side doors leading to the garden. To the first floor the landing leads to the four double bedrooms and a family bathroom. The master bedroom has the benefit of an en suite shower room/wc. Externally the property sits on a fantastic plot position having the benefit of not being directly overlooked to the front, there is a small lawn area with low fence and a large block pave driveway providing ample car standing for several vehicles and access to the double garage with electric door. A side gate leads to the rear the garden which has a decking area, lawn and fence surround. EPC rating is C and Council tax is band E.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Study

8' 1" x 6' 6" (2.46m x 1.98m)

Lounge

18' 0" plus bay area x 11' 4" (5.49m x 3.45m)

Living/Dining Kitchen

29' 5" x 8' 9" (8.97m x 2.67m)

Double Glazed Conservatory

12' 7" x 9' 8" (3.84m x 2.95m)

Utility Lobby

8' 1" x 5' 6" (2.46m x 1.68m)

Landing

Bedroom

18' 0" to back of robe x 11' 5" (5.49m x 3.48m)

En Suite Shower Room/Wc

7' 6" x 5' 9" (2.29m x 1.75m)

Bedroom

11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom

10' 2" x 9' 11" (3.10m x 3.02m)

Bedroom

11' 6" red to 8'8" x 8' 10" (3.51m x 2.69m)

Family Bathroom

7' 4" x 5' 10" (2.24m x 1.78m)

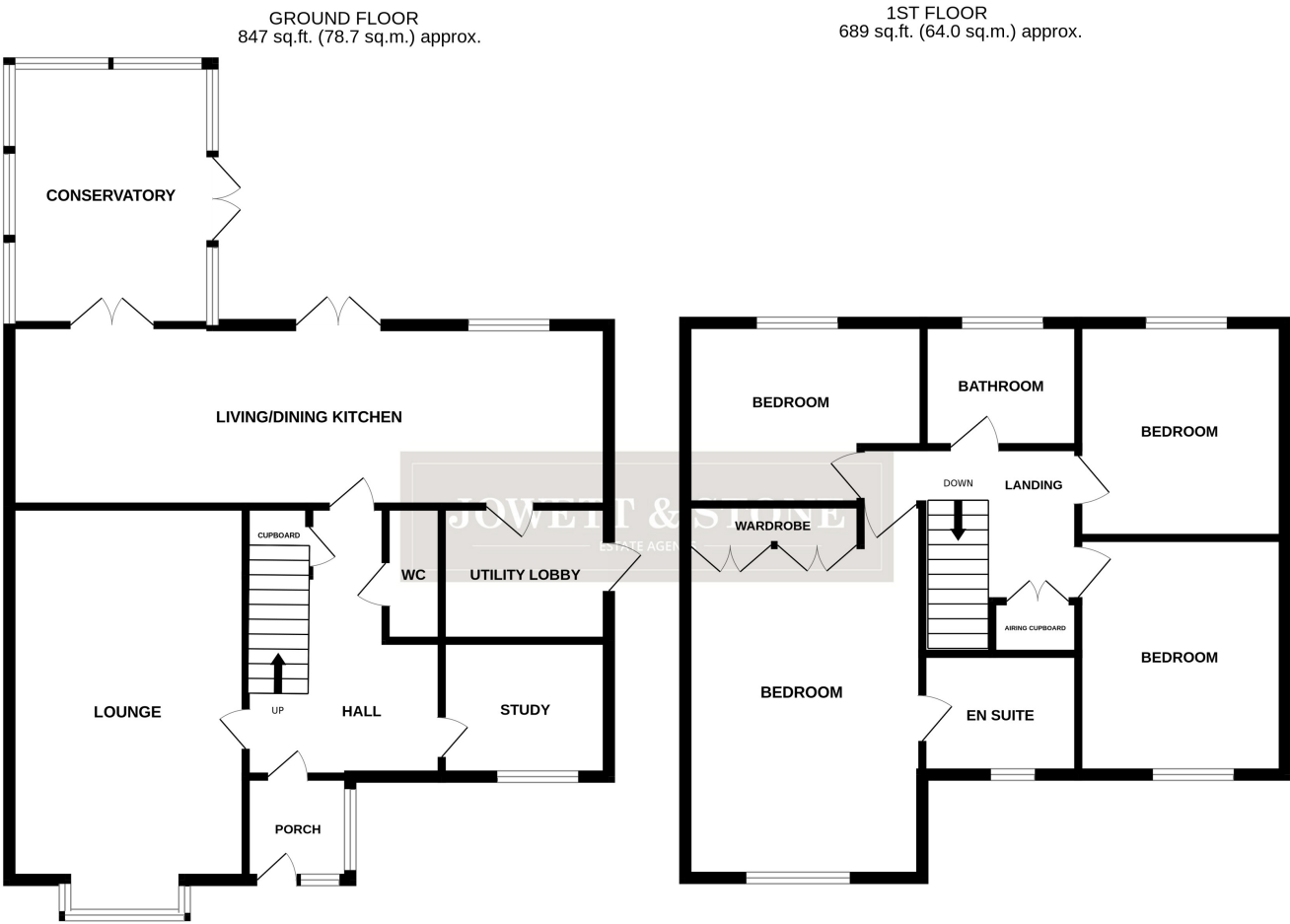
External

Double Garage

17' 10" x 16' 1" (5.44m x 4.90m)

Rear Garden





TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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