

SOLD
STC



10 Broughton House, Frolesworth Road, Broughton Astley, LEICESTER LE9 6PE

SSTC £695,000 - Freehold

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PROPERTY DESCRIPTION

This distinguished residence offers generous accommodation throughout, beautifully combining space, comfort, and an abundance of character features. Perfect for a busy family or professionals seeking a peaceful retreat, this stunning home provides the ideal balance of village tranquility and convenient access to local amenities — a place to truly unwind and nestle away from the hustle and bustle of everyday life.

As you approach the property, you're welcomed by a decorative original archway porch and an attractive entrance door featuring a unique part stained-glass windows, offering a hint of the home's charm and character. Inside, the entrance hallway sets a warm first impression with its original ornate tiled floor. The ground floor provides a great sense of space, including a comfortable lounge, separate dining room, inviting sitting room, and a spacious dining kitchen — ideal for both family life and entertaining. There's also the added convenience of a downstairs shower room, completing the ground floor accommodation.

A window on the stairwell fills the switchback staircase with natural light as you ascend to the first floor. The spacious landing provides access to five well-proportioned bedrooms, each offering comfort and versatility for family living or guest accommodation. Completing the first floor is a bright family bathroom, providing both practicality and style to this impressive home.

Outside, the property offers off-road parking, an attractive front garden, and a private, well-kept mature rear garden. Further benefits include gas-fired central heating and double glazed windows.

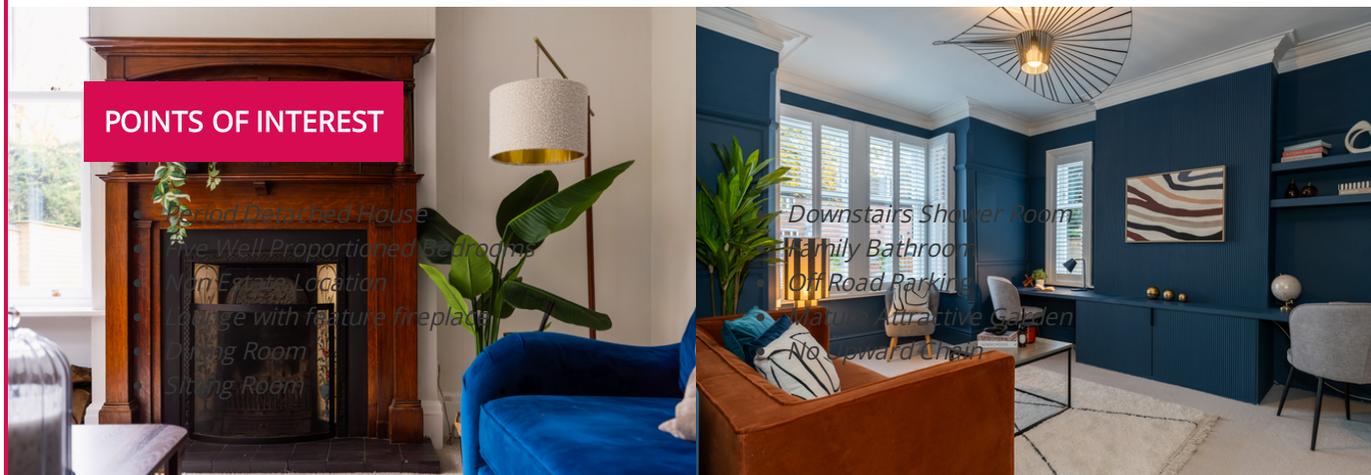
Broughton House presents a spacious and well-presented home that combines period character with practicality.

**DAVID
ROBINSON**
EXCLUSIVE



POINTS OF INTEREST

- Grand Detached House
- Five Well-Proportioned Bedrooms
- Non-Ensuite Location
- Lounge with feature fireplace
- Dining Room
- Sitting Room
- Downstairs Shower Room
- Family Bathroom
- Off Road Parking
- Warm Attractive Garden
- No Upward Chain



ROOM DESCRIPTIONS

The Approach

The property boasts a beautifully maintained frontage with an elegant mix of red brick and stone detailing, framed by neatly clipped hedging and a smart paved pathway leading to the entrance. A low brick wall with wrought-iron gate provides privacy and kerb appeal, the symmetrical façade creates a refined, low maintenance and welcoming first impression

Ground Floor

Entrance Porch

You're welcomed by a decorative original archway porch and an attractive entrance door featuring a unique part stained-glass windows

Entrance Hall

Accessed via double front doors, this elegant hall features an ornate tiled floor and gives access to the principal ground floor rooms, with stairs leading to the first-floor landing and radiator.

Sitting Room

14' 10" x 12' 0" (4.52m x 3.66m) A bright and spacious room featuring a double glazed bay window to the front aspect with fitted shutters, an additional double glazed window to the side aspect also with shutters, an attractive feature fireplace, and a radiator.

Dining Room

14' 3" x 13' 4" (4.34m x 4.06m) Featuring a double glazed bay window to the side aspect with fitted shutters and a further double glazed window to the front aspect also with fitted shutters. Having fitted storage cupboards, and a radiator. The room also benefits from panelled walls, decorative coving, and a ceiling rose.

Lounge

19' 7" x 12' 5" (5.97m x 3.78m) Offering ample natural light, a bright and spacious room featuring double glazed windows to the rear and side aspects, together with a double glazed bay window to the side aspect. The room includes an imposing feature fireplace, two radiators, and a picture rail.

Fitted Kitchen Diner

20' 0" x 10' 5" (6.10m x 3.17m) The dining kitchen is the heartbeat of any home — a bright, inviting space perfect for family life and social gatherings alike. Thoughtfully designed, it features soft sage cabinetry complemented by warm stone-effect flooring creating a lovely balance of contemporary style and classic charm. The layout provides plenty of workspace and storage, with a stylish rangemaster cooker, washing machine, dish washer and a large Belfast sink. Having a double glazed window to the side and rear aspects, double glazed door to the side aspect.

Understairs Store

Understairs storage cupboard for added convenience.

Downstairs Shower Room

Obscure double glazed window to the rear aspect. Fitted with a three-piece suite comprising a low-level WC, hand wash basin, and shower cubicle. Additional features include a heated towel rail and tiled flooring.

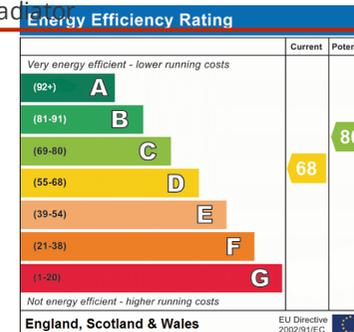
First Floor

First Floor Landing

A window on the stairwell fills the switchback staircase with natural light as you ascend to the first floor and landing

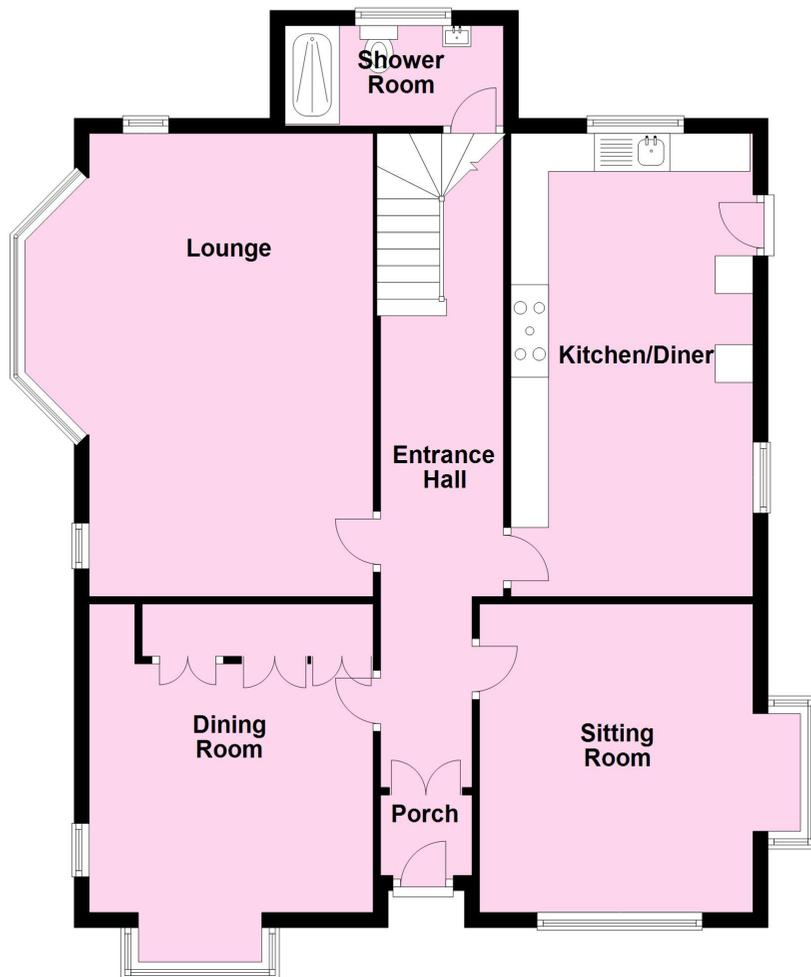
Master Bedroom

15' 0" x 15' 7" (4.57m x 4.75m) Double glazed bay window to the front aspect, UPVC double glazed window to the side aspect. The room benefits from a feature fireplace, coving, a ceiling rose, and a radiator.



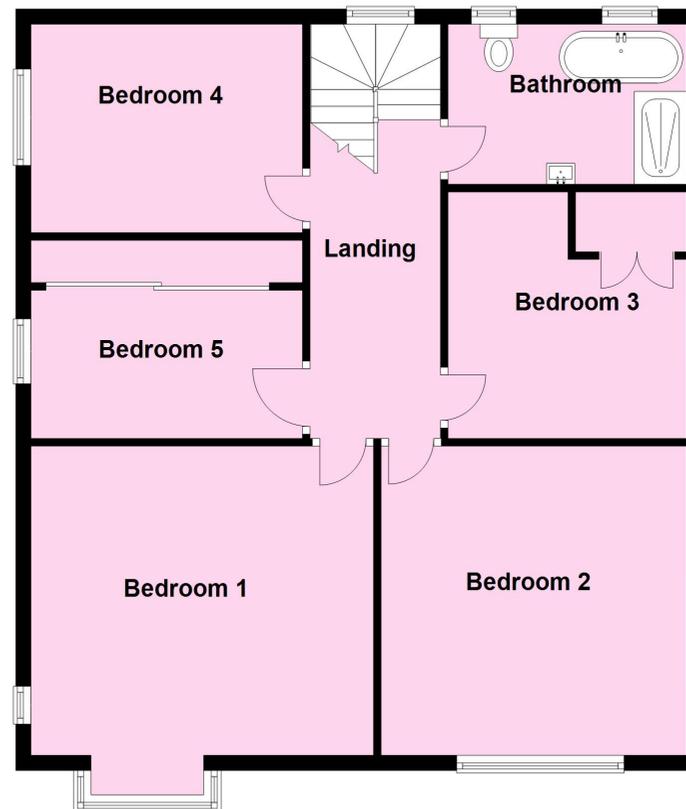
Ground Floor

Approx. 95.0 sq. metres (1022.4 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.2 sq. feet)



Total area: approx. 179.3 sq. metres (1929.6 sq. feet)

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