



Hall Farm Crescent, Broughton Astley, Leicester. LE9 6UF

- Spacious Extended Detached Home In A Sought After Location
- Generous Plot Size And Offering Over 2500 Sq Ft of Living Space
- Viewing Essential To Appreciate The Size, Plot And Layout Of Accommodation
- Ent Hall, Cloaks/Wc Dining Room, Breakfast Area, Kitchen, Utility
- Sitting Room, 25ft x 21ft Rear Living Room
- Landing Four Bedrooms With Three Dressing Rooms
- Family Bathroom plus Two En Suites
- Driveway, Double Integral Garage
- Substantial Garden Plot To Rear
- EPC Rating C & Council Tax Band G



PROPERTY DESCRIPTION

Extended detached family home offering fantastic living space and on a generous plot size. Located in this sought after road in the popular village of Broughton Astley. Viewing comes highly recommended to appreciate the size, plot and layout of this spacious home. Offering over 2500sqft of living space the property comprises of entrance hall, cloaks/wc, dining room with feature fireplace and front bay window, sitting room, a feature 25ft x 21ft extended living room to the rear with dual aspect windows and patio doors leading out to the garden, breakfast area, kitchen with base and wall units, utility lobby with rear door and internal door to the double garage. To the first floor the landing leads to all four bedrooms and a family bathroom. The master bedroom has two built in wardrobes and an en suite shower room, the second bedroom has fitted wardrobes and an additional dressing area and en suite bathroom. The third and fourth bedrooms have both been doubled in size with a rear extension giving both a generous dressing area leading into both the bedroom spaces. Externally the property sits on an extended plot size with a driveway providing car standing to the front and leading to the integral double garage. To the rear the large rear garden is another great feature of the property with the existing owners having been able to extend the original plot. The garden is mainly laid to lawn with mature borders and fence/hedge surround. A rare property to come to the market given its size and location. EPC rating is C and Council tax band G.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Dining Room

17' 9" plus bay x 11' 11" plus fireplace (5.41m x 3.63m)

Sitting Room

12' 0" x 11' 3" (3.66m x 3.43m)

Living Room

25' 2" x 21' 4" (7.67m x 6.50m)

Breakfast Area

13' 0" x 9' 2" (3.96m x 2.79m)

Kitchen

11' 3" x 10' 7" (3.43m x 3.23m)

Utility/Lobby

11' 4" x 5' 1" (3.45m x 1.55m)

Landing

Bedroom

16' 10" x 16' 2" (5.13m x 4.93m)

En Suite Shower Room/Wc

Bedroom

12' 4" to back of robe x 12' 1" (3.76m x 3.68m)

Dressing Area

9' 1" x 5' 8" max (2.77m x 1.73m)

En Suite Bathroom

Dressing Room

9' 6" x 9' 2" (2.90m x 2.79m)

Bedroom

12' 2" x 11' 4" max (3.71m x 3.45m)

Dressing Room

12' 2" x 9' 6" max (3.71m x 2.90m)

Bedroom

12' 1" x 11' 6" max into rec (3.68m x 3.51m)

Family Bathroom

External

Double Integral Garage

19' 0" to doors x 16' 4" (5.79m x 4.98m)

Rear Garden



FLOORPLAN & EPC

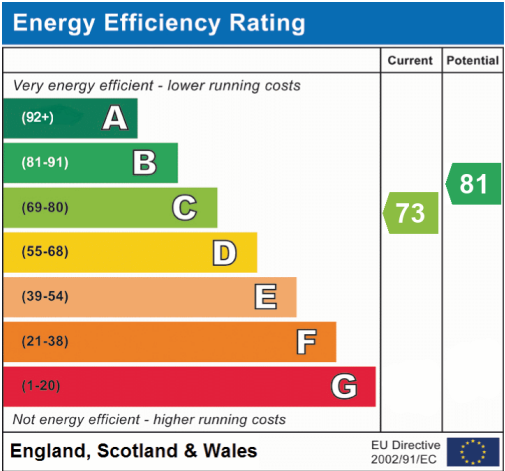
GROUND FLOOR
1571 sq.ft. (146.0 sq.m.) approx.

1ST FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 2774 sq.ft. (257.7 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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