

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
17'7" x 11'8" (5.38 x 3.58)

Family Living Kitchen

Utility
7'8" x 4'11" (2.34 x 1.52)

Dining Room/Play Room
8'11" x 13'9" (2.74 x 4.2)

Study
11'8" x 6'10" (3.58 x 2.1)

Downstairs Cloakroom

Landing

Bedroom One
13'6" x 12'0" (4.14 x 3.66)

Dressing Room
10'11" x 4'11" (3.33 x 1.52)

En Suite

Bedroom Two
12'7" x 9'6" (3.86 x 2.92)

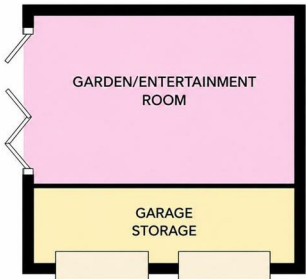
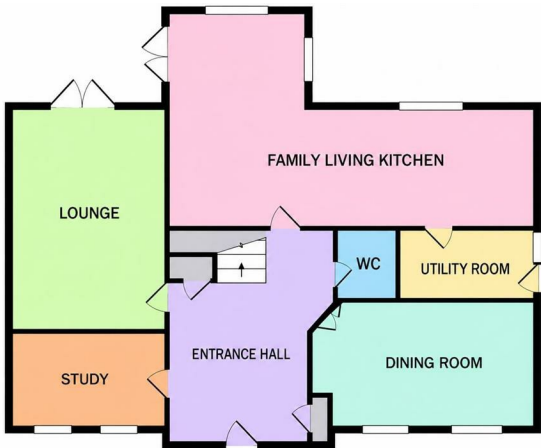
En Suite

Bedroom Three
11'10" x 10'7" (3.63 x 3.25)

Bedroom Four
10'5" x 9'2" (3.2 x 2.8)

Bathroom

Garden/Entertainment Room
12'5 x 16'1 (3.78m x 4.90m)

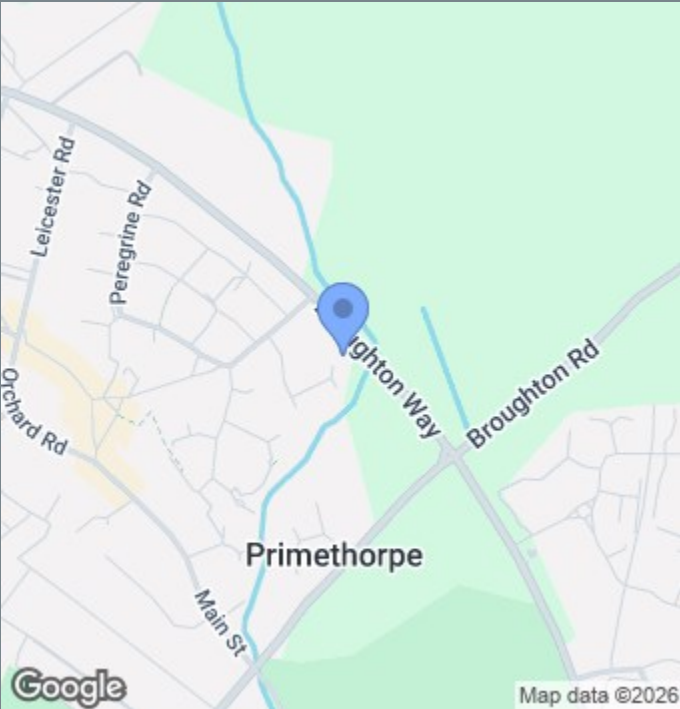


OVERVIEW

- Truly Stunning Executive Family Home
- Fabulous Cul Sac & Village Location
- Spacious Versatile Accommodation
- Hall, Study, Dining Room, D/S Cloaks
- Lounge, Family Living Kitchen & Utility
- Four Double Bedrooms & Two En Suites
- Dressing Room To Primary & Family Bathroom
- Driveway, Garage Storage & Garden Room
- Landscaped Wrap Around Garden
- EER - C, Freehold, Tax - F

LOCATION LOCATION....

Buzzard Close enjoys a lovely cul-de-sac position within the popular village of Broughton Astley, with an excellent range of amenities surprisingly close at hand. Everyday shopping is easy with a Co-op, Aldi & local convenience stores within around a third of a mile, while the village also offers cafés, pubs, takeaways, a Post Office & useful services. Families are particularly well catered for, with Orchard C of E Primary School, Old Mill Primary School & Thomas Estley Community College all nearby. The village has a fantastic community feel, with a library, leisure centre, sports clubs, recreation grounds, children's play areas & plenty of local groups and activities, while the surrounding Leicestershire countryside provides lovely opportunities for walks & getting outdoors. For commuters, Broughton Way is just moments from Buzzard Close, providing convenient road links towards Narborough, Leicester, Lutterworth, the M1 & M69, with Narborough railway station also within easy reach and local bus services connecting the surrounding villages. With shops, schools, leisure facilities & countryside all close by, Buzzard Close offers a wonderfully convenient setting for family life.



THE INSIDE STORY

Occupying a fabulous position within a peaceful cul-de-sac in a sought-after village setting this stunning executive home offers an abundance of space & wonderfully versatile accommodation designed for modern family life. The welcoming hallway leads into an impressive lounge with a contemporary media wall creating a stylish focal point. French doors open directly onto the garden making this a lovely room for relaxing & entertaining. At the heart of the home is the fabulous family living kitchen. Beautiful shaker style cabinetry is complemented by granite worktops with plenty of space for a dining table & chairs alongside a comfortable seating area. Designed to bring everyone together this is a wonderful space for busy family mornings relaxed meals & catching up at the end of the day. French doors open onto the garden allowing family life to flow effortlessly outdoors. A separate utility provides valuable additional storage & practicality. Further reception space includes a sitting room/dining room offering flexibility for more formal entertaining or a cosy second lounge. There is also a study/games room which could equally work as a playroom or home office. A downstairs WC completes this floor. Upstairs the impressive galleried landing leads to four generous double bedrooms. The primary bedroom creates a wonderful private retreat with its own dressing room & en suite while bedroom two also enjoys an en suite. The remaining bedrooms provide excellent space for family or guests with a family bathroom completing the first floor. Outside there is a driveway & garage storage to the front. The rear section of the garage has been cleverly converted into a fantastic garden/entertainment room with bifold doors. Perfect for parties a home bar gym or games room. The wrap-around garden offers lawn mature shrubs & patio areas ideal for outdoor dining & summer entertaining. A superb family home offering space flexibility & a wonderful village lifestyle.

