



01788 220162



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2 James Watt Close, Daventry NN11 8RJ

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2 Bedrooms | 1 Bathroom | 1 Reception Room | Double Garage



## 58 STATION ROAD

BROUGHTON ASTLEY, LE9 6PT

-  Breakfast Kitchen
-  Bathroom with Shower
-  Separate WC
-  Two Bedroom Detached Bungalow
-  Huge Scope to Extend & Remodel
-  Well Presented, Just a Little Dated
-  Walled South Facing Garden
-  A Collection of Outbuildings
-  21'6 x 14 Detached Garage



**This two bedroom detached bungalow in Broughton Astley, Leicestershire, has had just one careful owner from new. In fact, the owners bought the land in 1955 and had the property designed and built to their own specification.**

Although in a tidy, if a little dated condition, this property has so much potential to extend and modify it should you be in need of a larger home, or simply fancy trying your hand at a project.

The property has been well maintained over the years with both the bathroom and the kitchen being updated somewhere along the line and although the new owner of this property will almost certainly want to update it, this lovely home is presented more than well enough for you to move into it comfortably until such time that you want to make any changes.

Now where it gets more interesting, is that there is an impressive collection of outbuildings that belong with this property. One building has, what I would call, a large workshop area, which apparently used to be used to store chicken feed from when the couple bred chickens many years ago in a building sited on land behind that once formed part of the plot. This building also contains a W.C and a further storage/work room at the end.

In addition, a separate building set to the front of the bungalow, includes not only another workshop but a substantial 'more than' double garage extending to approx. 21'6 x 14'5 and comes complete with a remote-control roller door.

Now, not only should these outbuildings satisfy the required space for most people's hobbies and interests, but they also could form a pretty substantial footprint to creating additional living accommodation.

This property, I believe, has the makings of a rather substantial home should the fancy take you!

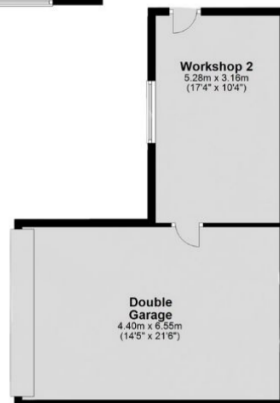
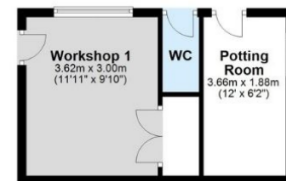
If you are in familiar with the area, Broughton Astley is a large popular village situated within the Harborough District of Leicestershire, about 6 miles east of Hinckley, 10 miles southeast of Leicester and 13 miles north of Rugby. It offers plenty of local amenities within the village including local shops and public houses, as well as schools, a village hall, St Mary's Church as well as a GP's surgery.

Access to London St. Pancras is available from Hinckley station or the main line station in Leicester, with Rugby Train Station providing a regular service to London Euston in just under 50 minutes. Motorway networks are also close at hand via the M69/M1 and M6.



Council Tax: Band D

EPC Rating: Band E



**Disclaimer:** The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.