



**FOR SALE**

**£550,000**

5 Bed Detached House in Windsor Way, Broughton Astley LE9 6TN



## PROPERTY FEATURES

- Modern Three Storey Detached Family Home
- Five Well Proportioned Bedrooms
- Sought After Village Of Broughton Astley
- Bright Open Plan Kitchen Diner
- Multiple Bath And Shower
- En Suite To Principal Bedroom •
- Good Decorative Order Throughout
- Beautifully Landscaped Gardens
- Detached Double Garage And Driveway
- Call Phillips George To

## FULL DESCRIPTION

### MAIN ENTRANCE HALL

Accessed via a composite front door, the main entrance hall provides a welcoming first impression and leads to the principal ground floor accommodation.

### LOUNGE

*15' 9" x 11' 6" (4.8m x 3.51m)* A comfortable reception room featuring carpeted flooring, a double-glazed window to the front elevation and a radiator.

### KITCHEN DINER

*27' 1" x 17' 8" (8.25m x 5.38m)* A bright and spacious kitchen diner fitted with a range of stylish wall and base units, complementary work surfaces and a selection of integrated appliances. Double-glazed windows to both the front and rear elevations flood the space with natural light, with an open dining area ideal for family living and entertaining.

### DINING ROOM

*11' 6" x 11' 4" (3.51m x 3.45m)* A versatile additional reception room with double-glazed French doors opening directly onto the rear garden, complemented by a radiator.

### UTILITY ROOM

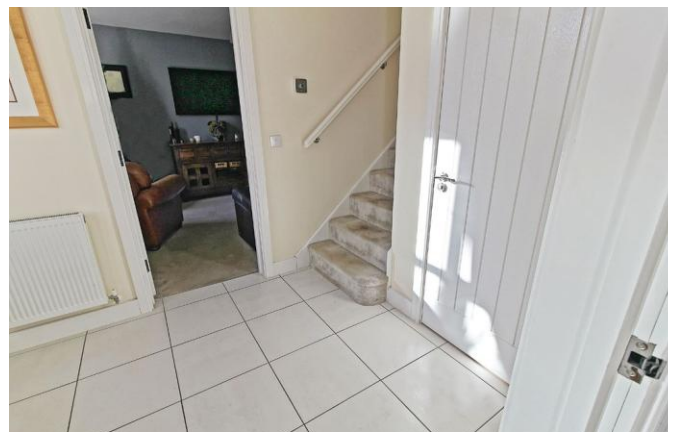
Fitted with a range of base units incorporating a sink and drainer, with plumbing and space for a washing machine and dryer, extraction. A double-glazed door provides access to the rear garden, gas central heating boiler.

### GROUND FLOOR WC

Comprising a low-level flush WC and wash hand basin.

### FIRST FLOOR LANDING

Carpeted flooring with access to the bedrooms and staircase rising to the second floor, cupboard housing hot







water tank.

## BEDROOM ONE

21' 1" x 11' 6" (6.43m x 3.51m) A well-proportioned bedroom with a double-glazed window to the front elevation, carpeted flooring, fitted wardrobes and a radiator.

## EN-SUITE SHOWER ROOM

Fitted with a modern three-piece suite comprising a shower cubicle, low-level flush WC and wash hand basin. Part-tiled walls and an opaque double-glazed window to the rear.

## BEDROOM TWO

10' 5" x 10' 0" (3.18m x 3.05m) Double-glazed window to the rear, carpeted flooring and radiator.

## BEDROOM THREE

11' 8" x 10' 0" (3.56m x 3.05m) Double-glazed window to the front, carpeted flooring, radiator and fitted wardrobe.

## BATHROOM

Comprising a three-piece suite with bath, low-level flush WC and wash hand basin. Part-tiled walls and an opaque double-glazed window to the front elevation.

## SECOND FLOOR LANDING

Carpeted flooring with a double-glazed window to the front elevation, velux window to the rear.

## BEDROOM FOUR

21' 1" x 11' 6" (6.43m x 3.51m) An impressive further principal bedroom featuring a pitched roof, carpeted flooring, radiator and double-glazed windows to both the front and rear elevations.

## BEDROOM FIVE

13' 4" x 10' 0" (4.06m x 3.05m) Double-glazed window to the front, carpeted flooring and radiator.

## SHOWER ROOM

Fitted with a three-piece suite comprising a shower cubicle, low-level flush WC and wash hand basin. Part-tiled walls and an opaque double-glazed window to the rear.

## REAR GARDEN

A beautifully landscaped rear garden featuring Italian patio slabs leading to a lawned area, further seating space with a pergola, and an additional patio area positioned to the rear of the garage - ideal for outdoor entertaining.





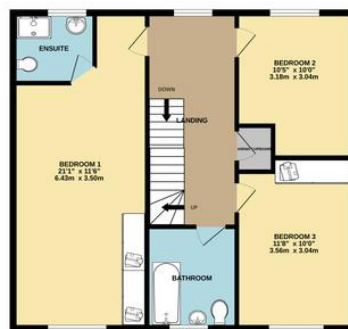
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



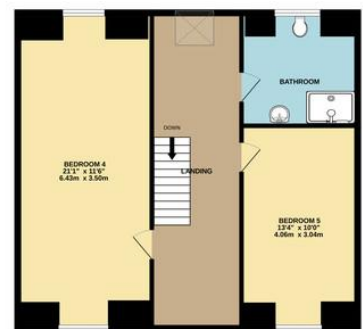
GROUND FLOOR  
788 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



2ND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 2316 sq.ft. (215.1 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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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

