

9 Church End, Nether Broughton, Melton Mowbray, LE14

3ET

£470,000

9 Church End
Nether Broughton
Melton Mowbray
LE14 3ET

A rare opportunity to acquire a characterful semi-detached home occupying a private plot of approximately 0.54 acres in the highly regarded village of Nether Broughton.

Offered with no upward chain, the property combines comfortable village living with immense future potential, benefiting from an extended ground floor layout, an invaluable separate side access with vehicular potential, and stunning, uninterrupted views over the rolling Leicestershire countryside.

Ideal for those seeking a home with exceptional outdoor space and genuine scope to extend or develop (subject to planning permission).





Description

A charming semi-detached character home situated in a quiet, established position within the highly regarded village of Nether Broughton. Offered to the market with the benefit of No Upward Chain, this property presents an excellent opportunity for a straightforward and efficient purchase. While the home has already been thoughtfully extended to the rear to enhance its ground floor living space, the real beauty of this property lies outside.

Occupying an incredible plot extending to approximately 0.54 acres, the sheer scale of the outdoor space is an absolute rarity for a property of this type. The expansive mature grounds offer a private, substantial haven for families and keen gardeners alike. Beyond the exceptional garden boundary, the property enjoys spectacular, uninterrupted views over the rolling Leicestershire countryside, providing a truly picturesque backdrop. For those looking for a project with genuine substance or the opportunity to add significant value, the size of the land offers immense scope for further development or substantial extension, subject to obtaining the relevant planning permissions.

The internal layout offers a highly functional and characterful footprint. On the ground floor, the entrance leads into a practical utility area with a traditional walk-in pantry, connecting directly to the kitchen. The kitchen serves as the central hub of the home, featuring a classic Rayburn cooker that sets a lovely traditional tone. Positioned at the front of the property is a cosy, separate sitting room. To the rear, the house opens up into an impressive, extended living room. This bright and airy main reception room features large sliding doors that frame the exceptional views across the gardens and the open countryside beyond, creating a seamless link to the outdoors. The ground floor accommodation is completed by a highly convenient separate shower room and WC.

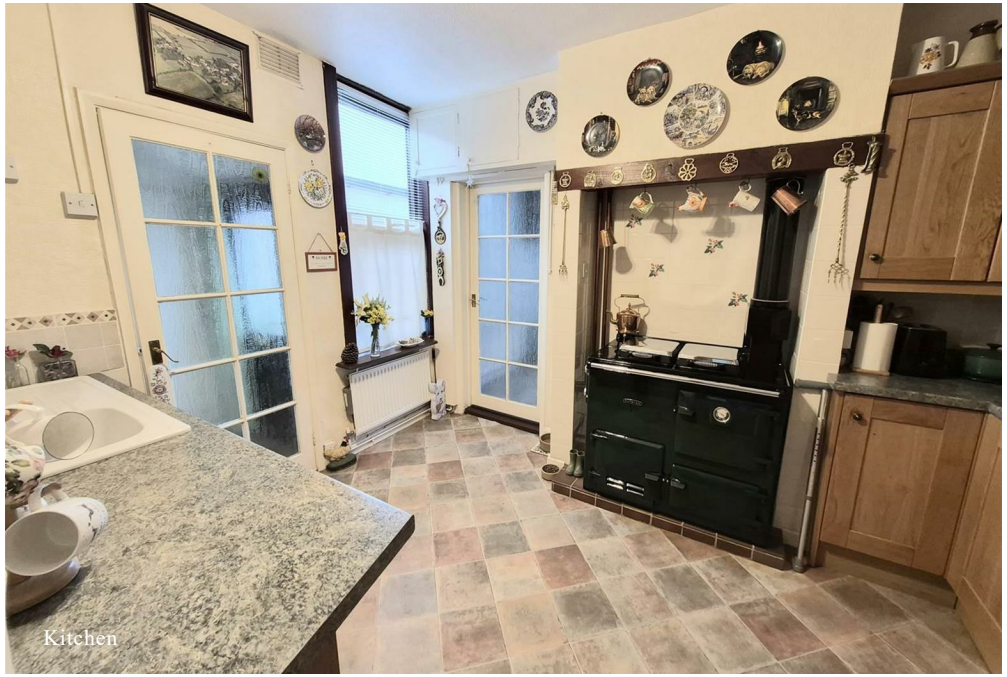
Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal bedroom and second double bedroom both offer comfortable proportions, while

the third bedroom provides excellent flexibility for a child's room or home office. The bedrooms are served by a central family bathroom suite.

The grounds are the defining feature of Church End. The property sits on a spectacular, deep plot that blends expansive lawns with mature trees, natural pathways, and established shrubbery, all backing onto beautiful open fields. Crucially, the site benefits from a separate side access that could be wide enough to accommodate certain vehicles, offering essential logistical flexibility for future landscaping, machinery, or potential development. It offers an idyllic country lifestyle with a level of space and scenery that is exceptionally hard to find. The front of the property presents a classic red-brick aesthetic, bordered by a neat hedgerow and low-level brick wall, perfectly reflecting its village setting.




Living Room


Kitchen


Bedroom


Bedroom


Garden

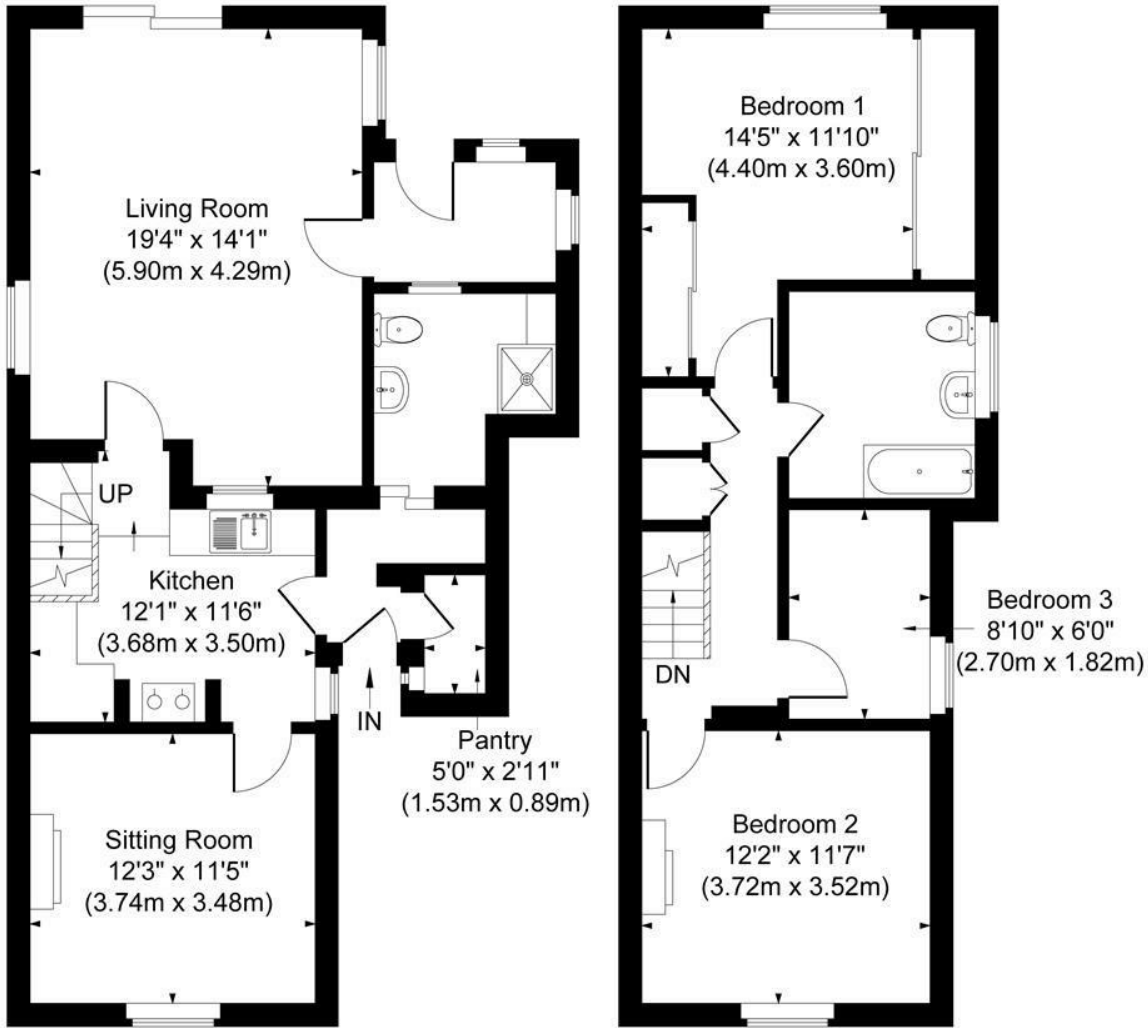

Garden


Garden


Garden

9 Church End, Nether Broughtn

Approximate Gross Internal Area = 115 sq.m/1235 sq.ft



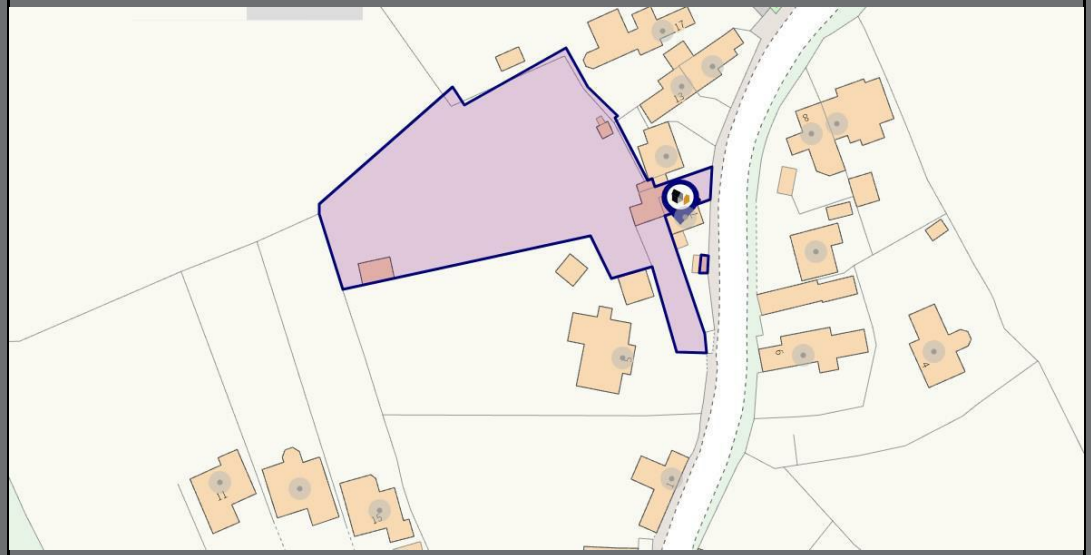
Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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- 0.54 Acre Plot: An exceptionally large, deep mature garden plot that is incredibly rare for a semi-detached home.
- Significant scope to further extend the existing dwelling or develop the site, subject to planning permissions.
- Extended Living Space: Features a generous, bright rear living room with sliding doors opening directly onto the gardens.
- Two Separate Reception Rooms: Enjoy the flexibility of both a cosy front sitting room and a spacious extended family lounge.
- Character Kitchen with Rayburn: A traditional kitchen layout featuring a classic Rayburn cooker as its central feature.
- Three Well-Proportioned Bedrooms: A practical first-floor layout including two good doubles and a flexible third bedroom.
- Dual-Level Washing Facilities: Exceptional convenience with a ground-floor shower room plus a main family bathroom on the first floor.
- Highly Desirable Village Location: Situated in a peaceful, sought-after pocket of Nether Broughton.
- A Premium Opportunity: Ideal for buyers wanting a property with immediate character and excellent long-term upside to add value.
- Excellent Visual Appeal: A classic red-brick semi-detached home with immense kerb appeal and spectacular aerial views.

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Views



Property & Views



Overhead View



Side Access



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