

FLOOR PLAN

DIMENSIONS

Entrance Hallway
7'6 x 4'6 (2.29m x 1.37m)

Living Room
19'5 x 11 max (5.92m x 3.35m max)

Extended Dining Kitchen
23'11 x 8'10 (7.29m x 2.69m)

First Floor Landing
14'9 x 2'6 min (4.50m x 0.76m min)

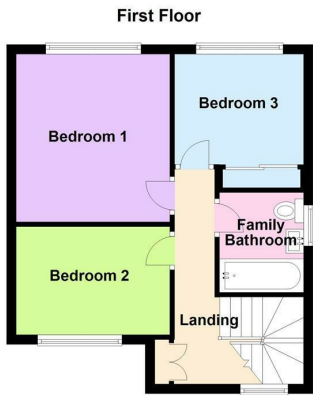
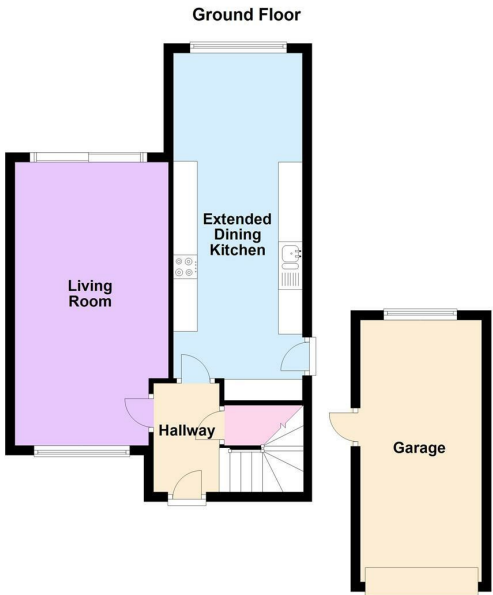
Bedroom One
11'8 x 11'2 (3.56m x 3.40m)

Bedroom Two
11'2 x 7'5 (3.40m x 2.26m)

Bedroom Three
8'8 x 8 (2.64m x 2.44m)

Family Bathroom
6'10 x 5'11 (2.08m x 1.80m)

Garage
18'2 x 8'4 (5.54m x 2.54m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicestershire, LE8 4DW
Telephone: 0116 277 2277 • Email: blaby@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 277 2277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

146 Lutterworth Road, Blaby, Leicestershire, LE8 4DP
Price Guide £299,995

OVERVIEW

- Immaculate & Extended Detached Family Home
- Planning Permission For Double Storey Extension
- Set Back In A Non Estate Position
- Ample Driveway & Garage
- Entrance Hallway & Living Room With Patio Doors To Garden
- Wonderful, Extended Dining Kitchen
- Three Double Bedrooms
- Modern Family Bathroom
- Well Maintained Rear Garden
- EER Rating D

LOCATION LOCATION....

Blaby boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. A delightful place to live.



THE INSIDE STORY

Impeccably presented detached home situated in an envious non estate position set back from the road. Having already been subjected to a rear extension this fabulous property has current planning permission for a substantial two storey extension that would add a further reception room, a larger living room, a downstairs WC, a double bedroom and en-suite making it an ideal home for a growing family. On approach to the property you will be greeted with a driveway that provides parking for several vehicles that leads to a single garage with up and over door. Entering into the hallway there is an attractive wood effect floor, staircase and handy cupboard for storage. The living room is lovely and bright with dual aspect light sources and the feature fireplace creates a focal point for a cosy room. Extended to incorporate a dining area the lovely kitchen is an open and social space where you can enjoy family meals and entertaining. Shaker style wall and base units have been fitted with a contrasting work surface, sink drainer, metro tiling and underfloor heating. There is plenty of space for appliances as well as a built in oven, hob, extractor fan and dishwasher. Travelling up to the first floor you will certainly not be disappointed with the bedrooms, all of which are double rooms and bedroom three even benefits from a double sliding door wardrobes. Over in the family bathroom is a modern white suite surrounded by stylish tiling. The bath has an overhead shower and glass screen and there is a vanity wash hand basin, low level WC and a heated towel rail. Externally to the rear the garden has a great feeling of privacy with thanks to the properties to the rear and their positioning. To the side of the home is a courtesy door into the garage, a wonderful size patio area for outside dining, a shaped lawn with decorative gravel borders and perimeter fencing. EER Rating D

