

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest
estate agents

Room Sizes

Porch

Hallway

Lounge

14'1" x 11'0"

Dining Room

11'0" x 9'0"

Breakfast Kitchen

18'0" x 9'0"

Utility

6'9" x 5'0"

Downstairs WC

5'0" x 3'0"

Study/Playroom

10'7" x 7'0"

First Floor Landing

Bedroom One

14'0" x 11'0" max

En Suite Shower Room

6'0" x 4'3"

Bedroom Two

11'0" x 9'0"

Bedroom Three

9'0" x 8'9"

Bedroom Four

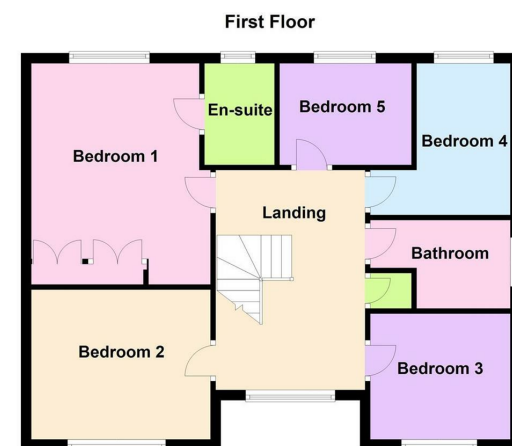
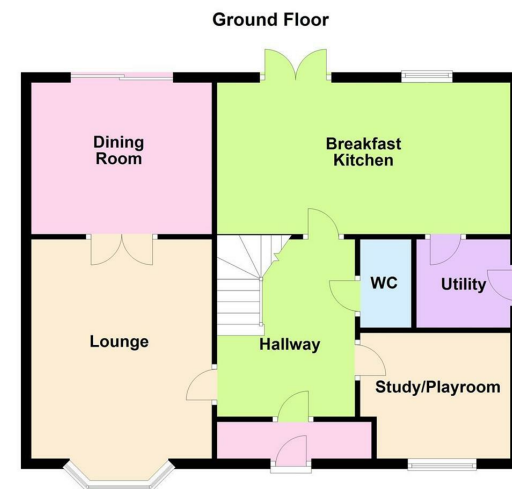
8'0" x 7'0"

Bedroom Five

8'0" x 6'0"

Family Bathroom

8'9" x 5'0" max



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, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Netherfield Close, Broughton Astley, Leicester LE9 6XZ

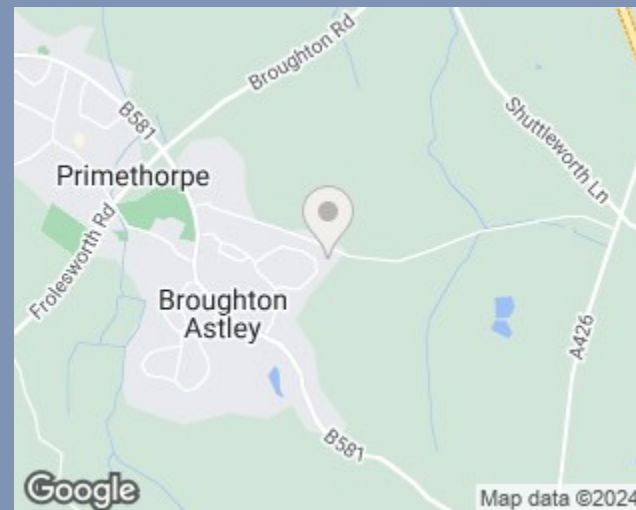
Price Guide £475,000

The Story Begins

- Executive Detached Family Home With Double Garage
- Grand Entrance Hall & Downstairs WC
- Lounge With Bay Window & Separate Dining Room
- Modern Breakfast Kitchen & Utility Room
- Five Well Proportioned Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Road Parking & Pretty Enclosed Rear Garden
- Generous Corner Plot & Spacious Family Living
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band - E & Freehold

Location Is Everything

Set in a fabulous spot, standing proudly in this Cul de sac location. This executive family home is immaculate throughout. A detached double garage and perfectly manicured gardens to the front and rear. Broughton Astley boasts three reputable Primary Schools and the highly regarded secondary school, Thomas Estley Community College. There is a local bus service which runs throughout the village going into the nearby towns Blaby and Lutterworth. With great links to both motorways and the city centre Broughton Astley has a delightful village centre with a collection of shops, including nest estate agents, hairdressers, a library, garage, cafe and a health centre just to name a few.



Inside Story

nest is thrilled to offer for sale this absolutely stunning double fronted detached family home, located on a generous plot this home offering spacious living accommodation over two floors. Your journey begins entering through the front door into the porch with space for placing muddy wellies & hanging coats. Prepare to be wowed by the entrance hall, beautiful flooring and with doors leading to the downstairs wc, ground floor living space. The balustrade staircase rises to the first floor onto an open landing. The lounge is located to the front aspect with a bay window allowing the natural light to flood in creating a light & airy room, yet super cosy with the stoned fireplace, perfect for relaxing after a long day. Open up the double doors into the separate dining room, perfect for family meals and friends to gather round, enjoying the view of the lovely garden through the patio doors. The focal point of the home has to be the breakfast kitchen, fitted with a range of stylish oak units & contrasting work surfaces, "Modella" sink & drainer, fridge freezer space, eye-level double oven & "Siemens" induction hob with extractor hood over. This is a spacious, social area where you can entertain with ease. The utility room is not only essential for modern living but also provides a courtesy door leading outside. The study/playroom can be utilised to suit your family's needs. Travelling up to the first floor landing you will find five well-proportioned bedrooms, the master bedrooms benefit from a contemporary en-suite shower room and fitted wardrobes. The family bathroom comprised of a white three-piece suite, a low level wc, wash hand basin and bath with shower attachment. Externally this home is set back from the road, has a front garden with parking for several cars, double garage & dual side access. With a sense of privacy, the rear garden is well manicured, laid to lawn with borders, a patio for outside dining and a gravelled space to the side.

