

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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Room Sizes

Frontage

Entrance Hall

Downstairs WC

Kitchen

15'1" x 8'4"

Lounge

16'0" x 12'0"

Dining Room

11'0" x 8'0"

Conservatory

13'0" x 13'4"

First Floor Landing

Bedroom One

13'0" x 10'0" max

En Suite Shower Room

Bedroom Two

11'0" x 10'0"

Bedroom Three

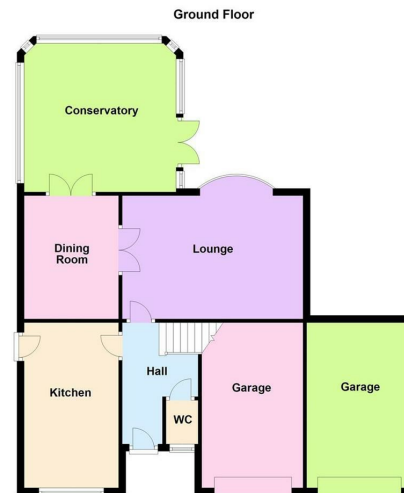
13'0" x 9'10" min

Bedroom Four

8'0" x 6'0"

Family Bathroom

Garden



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.

Knighton Close, Broughton Astley, Leicester LE9 6UG

Offers In The Region Of

The Story Begins

- Lovingly Cared For Detached Family Home
- Sought After Location & Cul De Sac Position
- Entrance Hall & Downstairs WC
- Fitted Kitchen & Dining Room
- Cosy Lounge & Spacious Conservatory
- Four Well Proportioned Bedrooms
- Family Bathroom & En Suite Shower Room
- Off Road Parking For Several Cars & Double Garage
- Pretty Enclosed Rear Garden
- EPC Rating - D, Council Tax Band - E, Freehold

Location Is Everything

Location, Location, Location, this family home stands out from the crowd. Set back from the road with oodles of parking, with mature gardens to the front and rear, a real gem and situated in a cul de sac position.

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

Fabulous space on offer in this rarely available location. Knighton Close is very much a desirable location in Broughton Astley. Lovingly cared for detached family home, awaiting a new owner to add their own stamp and make loving memories inside its walls. Situated on a fabulous plot this home has potential for expansion subject to local planning permission.

Your journey begins entering through the front door into the hall where doors lead you to your downstairs living accommodation, stairs rise to the first floor landing. The kitchen has lovely views over the front aspect and is fitted with a range of wall and base units, sink with drainer with work surfaces around, a lowered breakfast bar is perfect for breakfast and lunch, an integrated oven with gas hob, dish washer, fridge freezer and plumbing for a washing machine. A door leads you out to the side aspect. The essential downstairs WC consists of a low level wc and wash hand basin. The lounge is cosy and inviting with a feature fireplace at the centre of the room, the bay window brings in lights and gives views over the garden. Double doors open up into the formal dining room, a perfect space for family meals. Relax and unwind in the conservatory, a room that can be utilised to suit your families needs with double doors opening up onto the garden.

To the first floor you will find four well proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes and an en suite shower room. The family bathroom comprises of a low level wc, wash hand basin and a bath with shower over.

Externally this home has off road parking for several cars and a double garage, gated access leads through into the pretty rear garden, mainly laid lawn, with flower beds, mature trees and shrubs and a patio area for alfresco dining. We highly recommend an internal viewing to see the full potential this home has to offer.

