

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Storm Porch

### Hallway

### Living Room

14'11" x 11'11"

### Downstairs WC

### Open Plan Living Kitchen Diner

24' x 19'8" max

### Utility

8'4" x 7'4"

### Shower Room

8'4" x 3'11"

### Snug

10'11" x 8'4"

### Salon/Bedroom Six

14'8" x 8'4"

### First Floor Landing

### Bedroom One

19'11" x 8'4"

### En Suite Shower Room

5'3" x 4'10"

### Bedroom Two

14'11" x 11'11"

### Bedroom Three

13'11" x 11'

### Bedroom Four

10'6" x 8'4"

### Bedroom Five

8'5" x 8'4"

### Family Bathroom

10'2" x 9'5"



Eastfield Road, Leicester LE3 6FE

£480,000

**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.



# The Story Begins

- Stunning Extended Detached Family Home
- Storm Porch, Entrance Hall & Downstairs WC
- Living Room With Bay Window & Separate Snug
- Open Plan Living Kitchen Diner & Utility
- Salon/Bedroom Six & Downstairs Shower Room
- Five Well Proportioned Bedrooms
- En Suite Shower Room & Family Bathroom
- Driveway & Beautiful Landscaped Rear Garden With Hot Tub
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band - D & Freehold

# Location Is Everything

Western Park is located to the west of the City centre and is well known for its popularity in terms of convenience for access to the centre of employment and all the excellent amenities, Junction 21 of the M1/M69 motorway network for travel North, South and West, and the adjoining Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres. Western Park offers a range of local neighbourhood amenities including excellent shopping, and regular bus services to the Leicester City centre.



# Inside Story

This beautiful extended detached family home has been sympathetically modernised while still obtaining its original features this property demands an internal viewing. On approach to this home you will be greeted with a walled frontage & graveled driveway, a pretty storm porch leads you to your front door. Upon entrance into the hallway, stairs rise to your first floor landing and doors lead to your downstairs living. Essential is every family home is the downstairs wc. The salon/bedroom six is located at the front of the home & can be utilised to suite your needs & leads to the downstairs shower room. The living room cosy & welcoming having a bay window & a stunning cast iron fireplace it really is the perfect space to relax in after a long day. Prepare to be wowed as you move through to the living dining kitchen, this wonderful space is bright & inviting & just has to be the hub of the home. The kitchen itself is fitted with a range of wall & base units with built in appliances & breakfast bar. There is space for formal meals in the dining area & the family living area is a great addition. Light floods through the windows & roof lantern & the Bi-Folding doors connect you to the garden, ideal for those warmer months of the year. The snug is a perfect for the children. With plumbing for the washing machine, space for a tumble dryer and extra storage the utility is a much needed extra space. Travelling upstairs there are five well proportioned bedrooms, with the master bedroom benefitting from an en suite shower room & bedroom two having fitted wardrobes. The family bathroom is stunning comprising of a low level wc, wash hand basin and roll top bath with shower over. Externally the rear garden is breath taking, landscaped with a fence perimeter you will find artificial grass, patio area for outside dining, flower beds and train sleeper steps leading you to the pagola that covers the hot tub. Guide Price £480,000 - £500,000

