

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Entrance Hall

### Living Room

14'9" x 11'7"

### Study/Playroom

8'8" x 7'8"

### Downstairs WC

7'7" x 2'7"

### Kitchen

13'8" x 8'2"

### Dining Room

11'8" x 8'5"

### Family Room

12'39" x 12'7"

### First Floor Landing

### Bedroom One

12'1" x 11'8"

### En Suite Shower Room

5'9" x 5'1"

### Bedroom Two

11' x 10'6" max

### Bedroom Three

8'9" x 8'6"

### Bedroom Four

9'5" x 6'9"

### Family Shower Room

7'6" x 5'6"

### Double Garage

16'9" x 15'5"



**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.

Bostock Close, Elmesthorpe, Leicester LE9 7SR

£409,950

# The Story Begins

- Stunning Detached Family Home On A Corner Plot
- Benefits From Leased Solar Panels
- Entrance Hall & Downstairs WC
- Cosy Lounge With Log Burner & Study/Playroom
- Modern Fitted Kitchen, Dining Room & Family Room
- Four Bedrooms, En Suite Shower Room & Family Shower Room
- Off Road Parking & Double Garage Being Utilised As A Gym & Games Area
- Beautiful Rear Garden
- Air Source Heat Pump Heating With 3 Years Remaining Warranty
- EPC Rating - D, Council Tax Band - E & Freehold

# Location Is Everything

Elmesthorpe is a popular village with some stunning homes that enjoy open countryside views and still enjoys the benefit of a village pub “The Wentworth Arms” The village is located under 4 miles away from Hinckley and all the amenities on offer there and is stone’s throw away from the villages of Stoney Stanton and Earl Shilton. With great access to the motorway network.



# Inside Story

Exquisitely presented detached family home located on a generous corner plot, this home must be viewed to truly appreciate the space and attention to detail the current owners have used making this property a home to be proud of. On approach you will be greeted by the immaculate frontage with a driveway for off road parking, gates leading to the rear and access to your front door. Upon entry into the light & airy entrance hall you will immediately feel at home, with doors leading to your downstairs living accommodation & stairs rising to the first floor. Cosy & welcoming the living room has a stunning log burner with a beautiful wooden beam, perfect to relax & unwind after a long day. The modern kitchen has a courtesy door leading out onto a decking sitting area. You will find an array of wall & base units with butcher block wooden work surface, space for an American fridge freezer and an integrated dishwasher, washing machine, double oven, electric hob and extractor hood. The separate dining room offers a wonderful space to enjoy socialising or meal times with family & friends. Sliding doors open up into the family room, a space that can be utilised to suite your families needs while enjoying views over the garden. Essential to any family home is the downstairs WC. Travelling upstairs you will find four well proportioned bedrooms with the master bedrooms having a stylish en suite shower room. The luxury shower room has a white three piece suite comprising of a low level wc, wash hand basin and walk in shower. Externally the garage can be access through a side door and has a full boarded loft, the current owners use this space as a home gym & games room. The rear garden is any gardeners dream with a pretty pond, pagola which the current owners use as a pizza hut & bar, flower boarders, a patio area for outside dining & another sitting area in the rear corner, a real sun trap in the warm summer months.

