

Room Sizes

Entrance Hall

16'9" x 6'0"

Dining Kitchen

16'9" x 8'9"

Lounge

16'9" x 10'5"

Downstairs Cloakroom

3'2" x 6'0"

Landing

Bedroom One

10'9" x 8'9"

En Suite

5'6" x 8'0" max

Bedroom Two

9'6" x 8'9"

Bedroom Three

6'7" x 8'9"

Family Bathroom

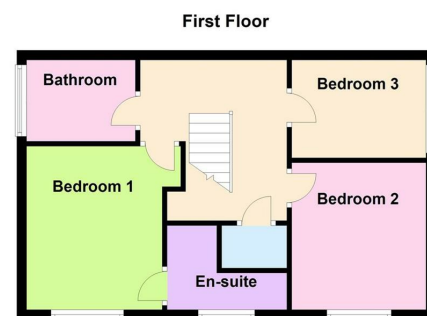
5'6" x 7'1"

Log Cabin

9'8" x 14'11"

Storage

9'8" x 3'10"



Southway, Blaby, Leicester LE8 4BB

£325,000

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

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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

- Detached Home Offered For Sale In Immaculate Condition
- Entrance Hall With Feature Ceiling Lighting Downstairs Cloakroom
- Wonderful Dining Kitchen
- Lounge
- Three Bedrooms With The Master En-suite
- Family Bathroom
- Gardens To The Front & Landscaped Garden to Rear
- Log Cabin With Power & Lighting
- Off Road Parking, Electric Car Charging Point
- Freehold - EPC rating - C Council Band - C

Location Is Everything

Don't believe this is undoubtedly one of the best three-bedroom detached homes available on the market. Offering a combination of style, luxury, and comfort, this home stands out as a premier choice for discerning buyers. This fabulous family home is set in a great position. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell and 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.



Inside Story

This beautiful home has come to the market in show home condition, exemplifying contemporary living at its finest. Upon entering, prepared to be wowed. With multiple under-stair storage options and luxurious Karndean flooring running through all downstairs rooms, it's evident that no detail has been spared. While the lounge has recently been carpeted, the Karndean floor remains underneath. The essential downstairs cloakroom is fitted with a low-level WC and wash hand basin, adding convenience.. The lounge, featuring dual aspect windows, is a bright and airy haven with a luxurious feel. This social space truly is the hub of the home—a place where you can cook, eat, entertain, and spend time as a family with absolute ease. The kitchen, adorned with grey shaker-style wall and base cabinets, boasts a black inset sink drainer with a mixer tap, plumbing for a washing machine, space for a fridge freezer, and integrated appliances including a dishwasher, oven, and hob with extractor over. The dining area provides room for a table and chairs, and French doors open up the space during the summer months, allowing the delightful feeling of bringing the outdoors in. Taking the stairs to the first floor, you'll find three good-sized bedrooms. The master bedroom benefits from an en suite shower room, which is fitted with a shower cubicle, low-level WC, wash hand basin, and heated towel rail, providing a touch of luxury and added privacy. The family bathroom has a white three-piece suite comprising a pedestal wash hand basin, bath, and low-level WC, with beautiful tiling to the water-sensitive areas. Externally, the front garden wraps around the property, and the driveway provides ample car standing. The rear garden is mainly laid to lawn and features a raised decked area perfect for outdoor dining. The cabin is a fabulous extra, complete with power and lighting, making it an ideal workspace, garden room, or teenager's hideaway. A fabulous home.

