

Room Sizes

Entrance Hall

Living Room

16'1" x 11'0"

Dining Kitchen

17'3" x 10'4" (max)

First Floor Landing

Bedroom One

12'1" x 11'10"

Bedroom Two

9'9" x 9'9"

Bedroom Three

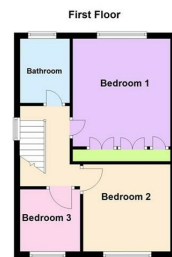
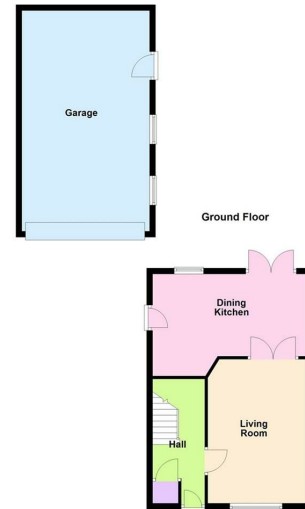
7'9" x 7'1"

Family Bathroom

7'2" x 5'8"

Garage

34'4" x 14'3"



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.

Saville Road, Blaby, Leicester LE8 4HE

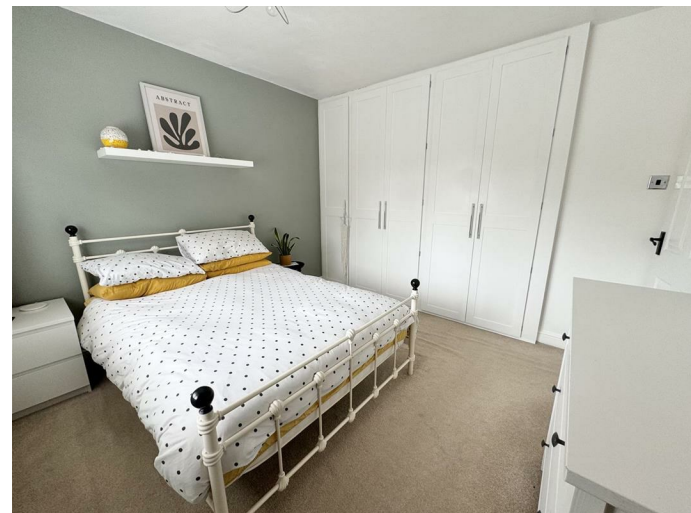
Guide Price £299,950

The Story Begins

- Superb Semi Detached Family Home
- Sought After Blaby Location
- Driveway & Tandem Garage
- Hallway & Living Room
- Stylish Fitted Dining Kitchen
- Three Bedrooms & Modern Family Bathroom
- Pretty & Enclosed Rear Garden
- Viewing Essential
- Awaiting Energy Rating
- Council Tax Band C & Freehold

Location Is Everything

Blaby Village is known for its community spirit and has a variety of amenities to cater to residents and visitors. The primary schools in Blaby include Blaby Stokes Primary School and Blaby Thistly Meadow Primary School, both offering a broad curriculum and a range of extracurricular activities in a nurturing environment. For secondary education, Countesthorpe Leysland Community College is located nearby, providing comprehensive education with numerous programs for older students. The shopping scene in Blaby Village is a blend of high street retailers and local businesses including nest Estate agents office. For grocery needs, supermarkets Aldi and Iceland are conveniently located in the area. Socialising is easy in Blaby with its selection of welcoming pubs. For those who enjoy the outdoors, Blaby Village offers several scenic walks and outdoor activities. Bouskell Park is a beautiful green space perfect for leisurely strolls, picnics, and enjoying nature. Overall, Blaby Village provides a balanced mix of urban convenience and rural charm.



Inside Story

nest present this fabulous family home, offered in immaculate condition with modern contemporary styling throughout. This residence boasts spacious accommodation across two floors and is ready for you to move in and make it your home

Upon entering through the front door, you are welcomed into a spacious hall adorned with modern wood-style flooring. From here, you have access to the lounge and a staircase leading to the first floor. The bright lounge is characterised by a window to the front aspect, allowing natural light to flood in, perfect for relaxing or entertaining guests. Moving into the heart of the home, you find the kitchen-diner, a true chefs paradise. The kitchen area is fitted with a range of stylish wall and base units, offering plenty of storage and workspace. The dining area complements this space perfectly, creating an ideal setting for family meals and gatherings, with room for a dining table.

The first floor hosts three well-proportioned bedrooms. Two of these bedrooms are doubles, with the master bedroom benefiting from built-in wardrobes for additional storage. The well-appointed bathroom on this floor features a modern white three-piece suite, including a bath with an overhanging shower, a vanity wash hand basin, and a low-level WC. The bathroom's décor is elevated by feature brick tiling and contrasting grout, adding a touch of elegance and style.

Externally, the property is set back from the road, providing ample off-road parking space. The rear garden, primarily laid to lawn, offers a perfect canvas for future landscaping and includes a patio area ideal for outdoor dining and relaxation. Additionally, the generous garage provides versatile space that can be utilised to suit your family's needs, whether for added storage, a workshop, or potential conversion (subject to the necessary permissions).

This delightful home with its spacious rooms and modern touches is perfect for any family.

