

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Hall

Sitting Room
24'2" x 10'11" (max)

Dining Area
10'11" x 7'6"

Kitchen
12'7" x 11'6"

Inner Lobby

Downstairs Shower Room With WC
5'10" x 5'4"

Bedroom Four/Snug/office
11'8" x 5'2"

First Floor Landing

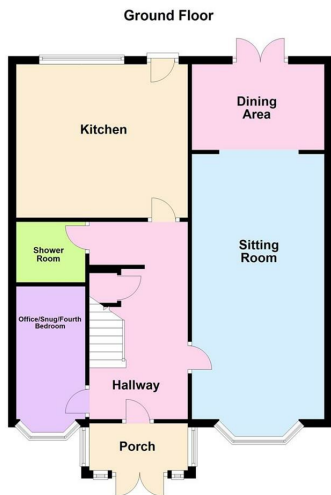
Bedroom One
11'6" x 9'3" m

Bedroom Two
11'6" x 10'4"

Bedroom Three
6'7" x 8'2"

Family Bathroom
6'7" x 7'10"

Loft Space



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.

Hylion Road, Leicester LE2 6GQ

Offers Over £360,000

The Story Begins

- Traditional Semi Detached Home
- Entrance Hall & Downstairs Shower Room
- Lounge With A Dining Area
- Fitted Kitchen
- Study/Snug/ Bedroom Four To The Ground Floor
- Three Bedrooms And Fabulous Loft Space
- Family Bathroom
- Enclosed Garden
- New double glazing fitted by Peak Windows throughout the property!
- Freehold- EPC rating C - Council Tax C

Location Is Everything

West Knighton is a well-regarded residential area that combines a strong sense of community. Situated just a few miles to the south-east of Leicester city centre, this neighbourhood offers a harmonious blend of suburban living and easy access to the amenities of the city.

Residents of West Knighton benefit from an array of local amenities, including parks, recreational facilities, and a selection of shops, supermarkets, and eateries and requirements. Education : several reputable schools located within the vicinity, ensuring quality educational options for families with children. The neighborhood also enjoys excellent transport links, with regular bus services providing convenient connections to Leicester city center and nearby areas. For those commuting by car, the proximity to major road networks, including the A563 and A6, makes it easy to reach other parts of the city and beyond.

Whether you are a first-time buyer, a growing family, or looking to downsize, this vibrant neighbourhood provides a high quality of life with all the necessary amenities at your doorstep.



Inside Story

Welcome to this superb traditional family home, which has been thoughtfully extended to offer family living at its finest. The current owners have skillfully utilized every part of this residence to maximize space and comfort. Accommodation begins at the welcoming front porch, leading into a spacious entrance hall. From here, doors open to versatile family living rooms, providing ample space for two generations to live harmoniously under one roof. The bright and inviting lounge is a central feature of the home, flowing seamlessly into the dining area—a perfect setting to enjoy delicious meals and good company. The well-appointed kitchen is a cook's delight, fitted with an abundance of wall and base units, generous work surfaces, and space for free standing appliances. The downstairs shower room is a useful addition, complete with a shower cubicle, wash hand basin, and low-level WC. An adaptable snug or office, which can also serve as a fourth bedroom, provides flexible living options to suit your needs.

Upstairs, you will find three well-sized bedrooms, all offering comfortable and peaceful retreats. The family bathroom is thoughtfully designed to cater to the needs of a busy household. Additionally, a pull-down ladder provides access to the loft, offering ample storage space for all your requirements. Externally, the property benefits from off-road parking at the front, ensuring ease of access and convenience. The rear garden is enclosed, creating a secure and private outdoor space perfect for relaxation and entertaining. New double glazing fitted by Peak Windows throughout the property! This versatile family home is ideally situated and ready to welcome its next owners to a life of comfort and convenience. Don't miss out on this unique opportunity—contact us today for more details or to arrange a viewing.

