

## Room Sizes

### Entrance Hall

### Downstairs WC

4'1 x 2'9

### Living Room

11'8 x 11'2

### Dining / Play Room

11'8 x 11'8

### Kitchen

19'6 x 9'8

### Utility Area

4'4 x 4'2

### Main Bedroom

14'4 x 11'8

### Second Bedroom

11'8 x 11'8

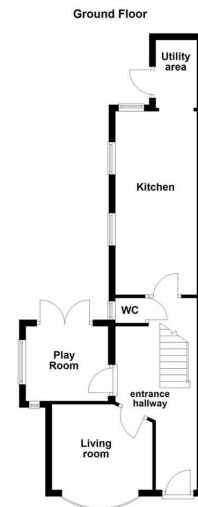
### Third Bedroom

9'8 x 7'3

### Family Bathroom

7 x 6'2

### Annex



**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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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.

Welford Road, Blaby, Leicester LE8 4FT

£540,000



# The Story Begins

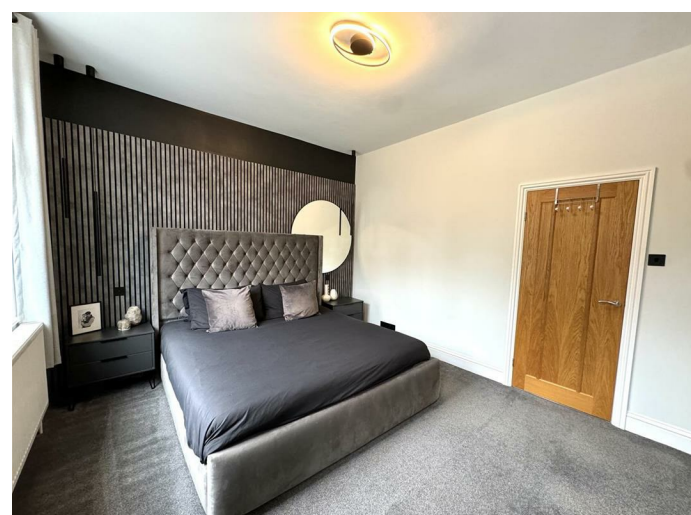
- Stunning detached family home
- Entrance hall & downstairs WC
- Luxurious Living room
- Spacious Play room / Dining room
- Fitted Kitchen & utility area
- Three double bedrooms & bespoke family bathroom
- Annex finished to an exceptional standard
- Enclosed driveway & garage
- Partially renovated with approved planning permission for extension
- EPC Rating D Council Tax Band E

# Location Is Everything

Set in this non estate position close to the fabulous amenities Blaby village offers, this truly delightful home has the location once through your front door to be the envy of all your friends. Blaby is a village in central Leicestershire some five miles south of Leicester city centre.

Blaby is a much sought after location, having amenities that will rival any of the surrounding villages. Shopping in Blaby village gives all the shopping you need, Waitrose and Aldi are two of the supermarket chains that give you your every day needs, charity shops, a newsagents, butchers and your local Estate agent nest sit proudly in the village. Sue Barry hairstylist and Barry Botts are some of many businesses that have been in Blaby for many years.

There is two primary schools which both have fabulous reputations Blaby stokes and Thistley Meadow. Fosse Park shopping centre and the M1 motorway and M69 motorway are just a few miles away and a local bus service runs frequently into the city centre.



# Inside Story

As you approach this stunning detached family home, you are greeted by an inviting entrance hall with bespoke flooring that leads to a staircase guiding you to the first floor.

For evenings of relaxation, a cozy living room awaits, providing the perfect sanctuary within the home. Meanwhile, a generous playroom offers versatile space to cater to your family's individual needs, ensuring every moment is filled with comfort and joy.

The thoughtfully designed fitted kitchen includes integrated dishwasher, plumbing for a washing machine, space for a fridge freezer and a convenient utility area, complete with a door that connects the indoor living space to the outdoor garden, creating a harmonious blend of nature and modern living.

Ascending to the first floor, you discover three double bedrooms, with the master bedroom proudly situated at the front of the property. Here, bespoke fitted wardrobes and a captivating feature wall illuminated by customized lighting create an atmosphere of luxury and refinement.

A recently renovated family bathroom, encompassing a sleek low-level WC, a stylish washbasin, and a modern bath featuring integrated TV entertainment, elevating your bath time experience to new heights of indulgence.

Externally, the property is graced by an enclosed driveway secured with gates, leading to a convenient garage that ensures both security and convenience for your vehicle. The private rear garden sprawls across a substantial plot of land, providing a tranquil outdoor oasis for relaxation and recreation.

Adding to the allure of the property, a recently refurbished annex stands as a testament to quality craftsmanship, finished to an exceptional standard that promises both elegance and functionality for a seamless living experience.

