

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



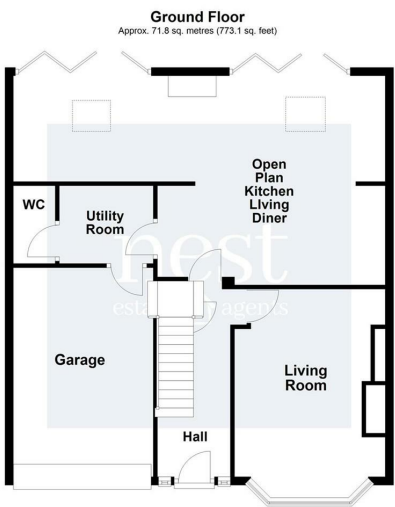
Room Sizes

- Entrance Hall**
5'9 x 14'9
- Living Room**
15'3 x 10'10
- Open Plan Living Kitchen Diner**
30'2 x 17'5 x 18'1
- Utility Room**
5'9 x 7'4
- Downstairs WC**
3 x 6'1

- Integral Garage**
11'1 x 16'5
- Bedroom One**
10'9 x 12'9
- Walk in wardrobe**
7'1 x 5'5
- En Suite Shower Room**
7'1 x 5'2

- Bedroom Two**
10'1 x 11'4
- Bedroom Three**
11'4x 10'1

- Bedroom Four**
6'6 x 5'8
- Family Bathroom**
8'1 x 7'3



Constance House, Broughton Road, Croft. LE9 3EA

Price Range £550,000

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
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.

The Story Begins

- Executive detached family home - Plot Of Land Available Next Door By Separate Negotiation.
- Newly refurbished to a very high standard
- Entrance hall & Downstairs cloakroom
- Modern Open Plan Dining Kitchen & Utility Room
- Integral garage which could be converted to Additional Living Space
- Master bedroom with walk in wardrobe & En suite shower room
- Additional Three Bedrooms & Family Bathroom
- Enclosed Rear Garden
- Generous Driveway
- Council tax band D | EPC Rating D | Freehold

Location Is Everything

Discover the village of Croft. Nature enthusiasts will benefit from the scenic Croft Quarry Nature Trail, a dog walker's paradise that offers breathtaking views stretching for miles. For those who commute, Croft is conveniently situated with excellent access to motorway networks, Narborough Train Station, and the city center. Residents enjoy a variety of local amenities, including a School, the Heathcote Arms pub, and a convenient local store, providing everything needed for comfortable village living. A lovely place to live.



Inside Story

Constance House provides family living at its finest. This traditional detached family home, newly renovated to an impeccable standard, blends contemporary style with comfort for modern-day living.

As you enter through the front door, you'll find a staircase leading to the first floor and doors opening to the well-thought-out downstairs living accommodation. An under-stairs cupboard offers convenient storage, helping to keep the space tidy and organised. The living room is a sanctuary of natural light, featuring a bay window that invites sunlight to flood the room. The heart of the home is the expansive open-plan family living kitchen, perfectly designed for both daily life and entertaining. With its central island and bi-fold doors, this space offers a seamless indoor-outdoor experience. The stylish wall and base units, complemented by integrated appliances, make the kitchen a chef's dream. It includes an integrated fridge freezer, single oven and combination microwave oven, induction hob, built-in dishwasher and a three in one boiling water tap, providing functionality for family cooking needs. Velux windows complete this wonderful room. The utility room further enhances practicality, with additional units, a fitted sink, space for a tumble dryer, and plumbing for a washing machine. The convenience continues with a downstairs toilet featuring a low-level WC and wash hand basin.

An integral garage is easily accessed through the utility room door, adding another layer of practicality to this well-designed home. Ascending to the first floor via the split landing, the master bedroom stands out with its walk-in wardrobe and modern en-suite bathroom, which includes a shower, low-level WC, and wash hand basin. The home also boasts three additional, well-proportioned bedrooms and a family bathroom complete with a bath, overhead shower, low-level WC, and wash hand basin. Externally the lawned garden with patio area is a stunning addition. Price Guide £550,000 - £560,000

