

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

Entrance Hall
5'9 x 12'5

Living Room
11'16 x 16'52

Dining Area
8'8 x 8'8

Kitchen
8'1 x 10'8

Lean To
22'1 x 7'2

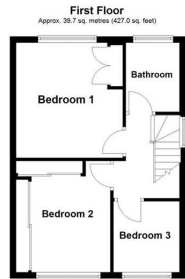
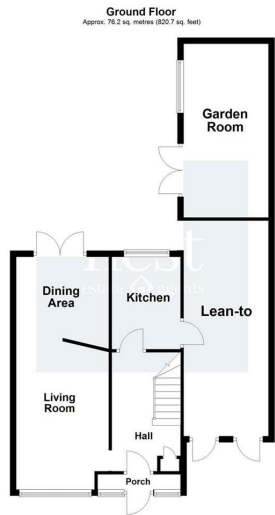
Garden Room
9'1 x 18'6

Bedroom One
11'2 x 12'4

Bedroom Two
10'1 x 11'1

Bedroom Three
7'9 x 7'1

Bathroom
5'8 x 7'5



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 LE8 4HQ
£290,000

The Story Begins

- Semi Detached Family Home
- Porch & Entrance Hall
- Living Room & Dining Area
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Main Family Bathroom
- Lean to & Converted Garden Room
- Wonderful Rear Garden
- Driveway For Off Road Parking
- EPC Rating TBC | Council Tax Band C | Freehold

Location Is Everything

Blaby is a village located in Leicestershire, known for its blend of community spirit and modern amenities. The village boasts a selection of schools, making it a desirable location for families seeking education options. In terms of dining, Blaby offers an array of delightful restaurants and cafes, catering to various tastes and preferences, ensuring residents and visitors never lack for delicious culinary experiences. For shopping, Blaby presents a mix of local shops and larger retail spaces, offering everything from daily necessities to nest Estate Agents office. Nature enthusiasts will appreciate the beautifully maintained parks and green spaces within and around the village, providing ample opportunities for recreation and relaxation. Overall, Blaby successfully combines the warmth of village life with the convenience of modern living, making it an ideal place for people of all ages.



Inside Story

Situated in a popular location, this well presented semi detached family home must be viewed to appreciate. As you step through the entrance porch, you are welcomed into a hallway that sets the tone for the rest of the property.

The living room is a an inviting space, seamlessly flowing into the dining area, which features elegant French doors that open up to the garden, creating a perfect setting for entertaining or enjoying family meals. The fitted kitchen is a true highlight, boasting stylish gloss wall and base units, along with integrated appliances including a dishwasher, oven, hob, and extractor fan, making it a joy for any home cook.

On the first floor, you will find a well-appointed modern bathroom complete with a white suite, alongside three bedrooms. The accommodation comprises two generously sized double rooms and a single room, providing ample space for family living.

Externally, the property benefits from a driveway at the front, offering convenient off-road parking. A gated lean-to at the side adds extra storage options, while the garage has been thoughtfully converted into a versatile garden room, perfect for use as a home office, playroom, or additional living space.

This semi-detached home is ideally situated and an excellent choice for families seeking a welcoming community. With its modern amenities and charming features, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

