

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



Room Sizes

Entrance Hallway
18'3 x 6'9

Downstairs WC
5'9 x 3

Dining Kitchen
16'8 x 10'1

Living Room
17'7 x 11'6

Conservatory
12'2 x 11'3

Landing
12'3 max x 10'4

Bedroom One
17'7 x 9'7

En-Suite
7'8 x 4'6

Bedroom Two
14 into robes x 10'9

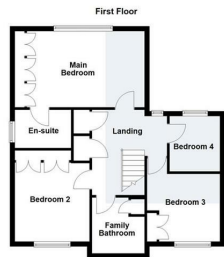
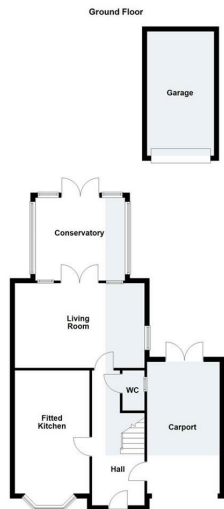
Bedroom Three
11 x 9'8

Bedroom Four
7'6 x 7'1

Family Bathroom
7'8 x 7

Carport

Garage



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.

Loughland Close, Blaby, Leicester LE8 4PB

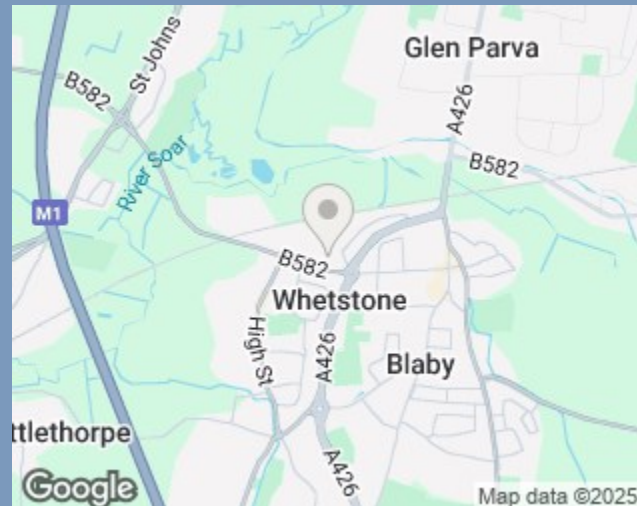
£390,000

The Story Begins

- Well Presented Detached Family Home
- Sought After Location
- Entrance Hallway & Downstairs WC
- Living Room & Conservatory
- Refitted Dining Kitchen
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite
- Carport, Garage & Rear garden
- Awaiting Energy Rating
- Freehold & Council Tax Band E

Location Is Everything

This fabulous home is set in a great position. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell and Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks.



Inside Story

This splendid detached family home is situated in a popular and convenient location. The property is well presented throughout, making it an ideal choice for those seeking a welcoming environment.

Upon entering, you are greeted by a spacious entrance hallway that leads to a convenient downstairs WC. The heart of the home is undoubtedly the refitted dining kitchen, which boasts elegant shaker units complemented by a wood effect work surface. This kitchen is not only functional, featuring a sink drainer, oven, hob, and extractor fan, but also provides ample space for appliances and a dining table, making it perfect for family gatherings. A new Combi boiler was also fitted within the last few years.

The living room is a delightful space, featuring a charming fireplace that adds warmth and character. French doors open into a fabulous conservatory, allowing natural light to flood the room and providing a lovely view of the garden and for those winter months there is under floor heating..

On the first floor, you will find a well-appointed family bathroom with a modern white suite, alongside four bedrooms. The main bedroom benefits from an en-suite, while bedrooms one and two come with fitted wardrobes, ensuring plenty of storage space.

Outside, the property features a carport with double gates leading to the garage, providing secure parking. The enclosed rear garden is a true oasis, complete with a patio area, mature shrubs, and a lawn, perfect for outdoor entertaining.

This home is not just a property; it is a lifestyle choice in a sought-after location, ideal for families looking to settle in a vibrant community. Don't miss the opportunity to make this beautiful house your new home.

