

## Room Sizes

**Porch**

**Hall**

**WC**

**Living Room**

20'09 x 10'11

**Kitchen**

18'02 x 8'10

**Carport**

7'08 x 29'08

**Family/Dining Room**

23 x 9'06

**Playroom**

8'05 x 17'09

**Bedroom One**

16 x 11'04

**Bedroom Two**

13 x 8'10

**Bedroom Three**

11 x 7

**Bedroom Four**

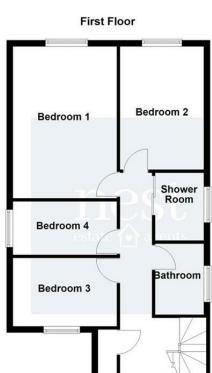
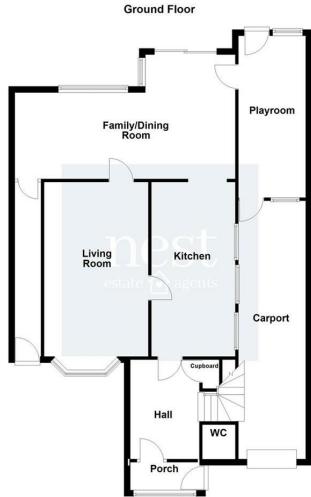
11 x 5

**Shower Room**

5 x 7

**Bathroom**

5 x 7



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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.

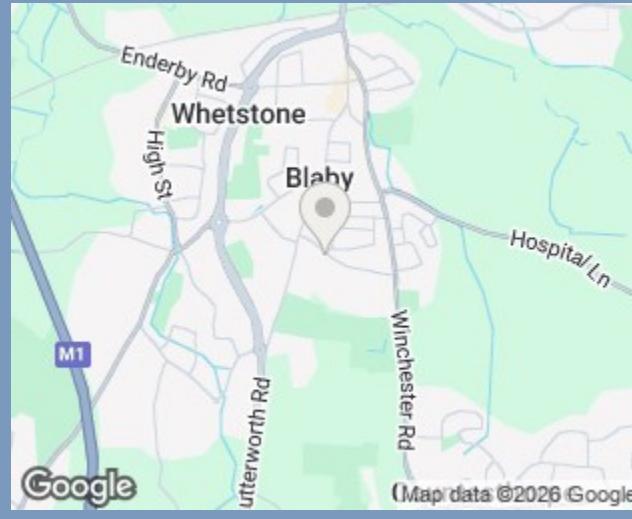
Southway, Blaby, Leicester LE8 4BB  
 Offers Over £300,000

# The Story Begins

- OFFERS OVER £300,000
- Significantly Extended Link Detached Home
- Ready For A New Family To Make Their Own
- Cosy Living Room
- Family Room With Living Area & Dining Area
- Spacious Kitchen
- Play Room & Carport
- Four Bedrooms, Shower Room & Bathroom
- Enclosed Rear Garden & Off Road Parking
- EPC Rating TBC Council Tax E

## Location Is Everything

This wonderful property benefits from being just a short walk from the vibrant village centre of Blaby. The area offers a wide range of amenities to suit all needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library, and dental surgery. Families will appreciate the two well-regarded primary schools in the village, with a secondary school located nearby in the next village. Blaby is also home to several churches and beautiful green spaces, such as Bouskell and Northfield Park, perfect for recreation and relaxation. Blaby is highly regarded for its convenient access to Leicester city centre and excellent transport links to the motorway network. The village also features a designated conservation area, full of charm and character, perfect for leisurely strolls and enjoying the rich local heritage.



## Inside Story

Situated on the sought-after Southway in Blaby, this delightful link-detached residence offers a fantastic opportunity for families seeking a spacious and versatile home. Extended to provide generous living accommodation, the property is ideal for both everyday living and entertaining. While some modernisation is required, the home is brimming with potential and ready for a new family to make it their own.

Upon entering through the porch, you are welcomed into a spacious entrance hall with stairs rising to the first floor, access to the downstairs WC, and doors leading to the main living areas. The inviting lounge is warm and welcoming, complete with a feature fireplace—an ideal spot to relax after a busy day.

At the heart of the home is a well-sized kitchen, which flows effortlessly into a separate family and dining room—perfect for gatherings, mealtimes, and celebrations. The layout encourages a connected, family-friendly atmosphere. A dedicated playroom provides an excellent space for children and leads directly out to the rear garden. Adjacent to the playroom is a carport, offering further potential to be converted into a utility area or additional living space, subject to the necessary planning permissions.

Upstairs, the home offers four well-proportioned bedrooms, along with a family bathroom and an additional separate shower room—ideal for meeting the needs of a busy household.

The rear garden is a true highlight, beautifully stocked with mature plants and shrubs, making it a haven for gardening enthusiasts. To the front, a driveway provides off-road parking for several vehicles and access to the carport via an electric roller door.

This is a rare opportunity to acquire a substantial family home in a popular location, with endless potential to create your dream living space.

