

FLOOR PLAN

DIMENSIONS

Entrance hall
6'03 x 16'55 (1.91m x 4.88m)

WC
2'88 x 5'92 (0.61m x 1.52m)

Lounge
12'86 x 15'34 (3.66m x 4.57m)

Snug
17'77 x 8'35 (5.18m x 2.44m)

Kitchen Diner
22'62 x 9'68 x 10'14 x 12'71 (6.71m x
2.74m x 3.05m x 3.66m)

Utility Room
10'32 x 5'18 (3.05m x 1.52m)

First Floor Landing
7'72 x 8'58 (2.13m x 2.44m)

Bedroom One
16'1 x 12'5 (4.90m x 3.78m)

En Suite
8'86 x 3'90 (2.44m x 0.91m)

Bedroom Two
16'1 x 8'9 (4.90m x 2.67m)

Bedroom Three
11'47 x 11'69 x 8'83 (3.35m x 3.35m x
2.44m)

Bedroom Four
10'27 x 7'94 (3.05m x 2.13m)

Family Bathroom
6'44 x 7'10 x 6'79 (1.83m x 2.39m x
1.83m)



Total area: approx. 153.9 sq. metres (1656.6 sq. feet)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

32 Loughland Close, Blaby, Leicester, LE8 4PB

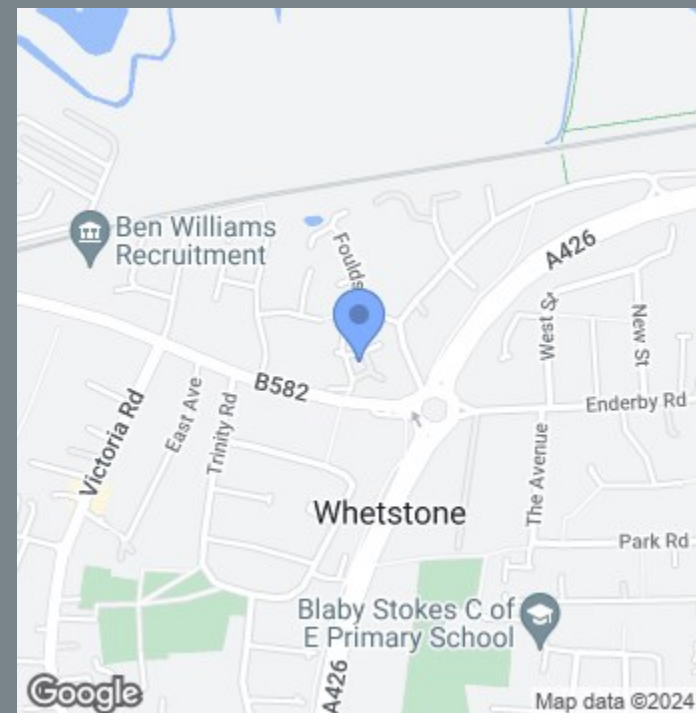
£485,000

OVERVIEW

- Stunning Family Home
- Fabulous Corner Plot
- Entrance Hall & Cloakroom
- Lounge & Snug/Home Office
- Family Living Kitchen & Utility
- Four Double Bedrooms
- Family Bathroom & En Suite To Bedroom One
- Driveway & Double Garage
- Enclosed Rear Garden
- Freehold, EPC - B, Tax Band - E

LOCATION LOCATION....

Location, location, location, this impressive home stands proudly its own grounds. Blaby boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. A delightful place to live.



THE INSIDE STORY

Welcome to this stunning & spacious executive family home nestled within a modern development, offering contemporary luxury & practical functionality. As you step into the grand entrance hall, you're greeted by an atmosphere of elegance & sophistication. The expansive lounge is a haven of comfort & style, featuring ample space for relaxation & entertainment. Large windows flood the room with natural light, illuminating the exquisite finishes & providing picturesque views of the surrounding landscape. The heart of the home lies within the family living kitchen where culinary delights are crafted & cherished memories are made. This impressive space seamlessly integrates modern design with everyday functionality, boasting high-end appliances, sleek countertops & a spacious dining area perfect for gathering with family & friends. Adjacent to the kitchen, a convenient utility room offers additional storage & workspace ensuring seamless organisation & efficiency in daily tasks. For those seeking a quiet retreat or a dedicated workspace, a cosy snug/home office provides the ideal sanctuary, allowing for productivity & relaxation in equal measure. A downstairs WC adds to the home's convenience, providing practicality for busy households & guests alike. Ascending the staircase you'll find a well-appointed landing leading to four generously sized bedrooms, each offering its own unique charm and comfort. The master bedroom is a luxurious haven unto itself, featuring an en suite bathroom complete with modern fixtures and elegant finishes. Completing the upper level a stylish family bathroom awaits, offering a tranquil oasis for rest & rejuvenation. Outside the property boasts a gated driveway for added security & privacy, leading to a double garage providing ample space for parking & storage. The enclosed garden offers a picturesque backdrop for outdoor enjoyment, featuring lush greenery, manicured landscaping, and a charming patio area perfect for al fresco dining & entertaining.

