22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk nestegg

# FLOOR PLAN

# **DIMENSIONS**

Entrance Hall 10'06 x 7'04 (3.20m x 2.24m)

**Kitchen** 12' x 9'06 (3.66m x 2.90m)

**Lounge** 12'03 x 11' (3.73m x 3.35m)

**Living Room** 12' x 9' (3.66m x 2.74m)

**Conservatory** 10'06 x 9' (3.20m x 2.74m)

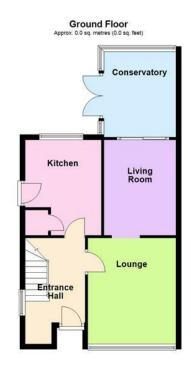
Landing

**Bedroom One** 12'04 x 11' (3.76m x 3.35m)

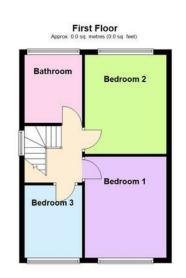
**Bedroom Two** 11'11 x 10'10 (3.63m x 3.30m)

**Bedroom Three** 8' x 7'03 (2.44m x 2.21m)

Family Bathroom 8'01 x 7'08 (2.46m x 2.34m)



Total area: approx. 0.0 sq. metres (0.0 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.

VIA WING VIA OUT Office at 22a cross street, Enterby, LETS 4183 Telephone: 016286 9700 - Emait, sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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

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 be no delay in agreeing a series of an offer or contract.

These details do not constitute part of an offer or contract.

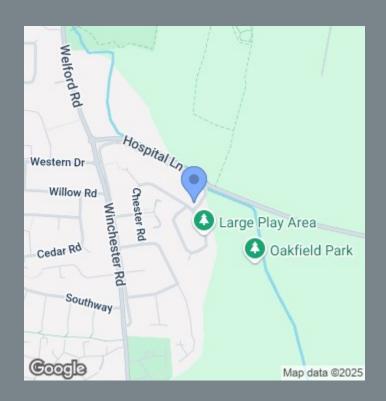
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relion. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

#### **OVERVIEW**

- · Beautiful Family Home
- Fabulous Location With views Over The Park
- · Corner Plot & No Onward Chain
- Entrance Hall & Kitchen
- Lounge, Living Room & Conservatory
- Three Good Sized Bedrooms
- · Four Piece Family Bathroom
- · Driveway & Detached Garage
- · Wrap Around Garden
- · EER C, Freehold, Tax Band C

## LOCATION LOCATION....

Nestled in the heart of Leicestershire, the charming village of Blaby offers a harmonious blend of community spirit and modern convenience. Boasting excellent schools such as Blaby Stokes Church of England Primary School and nearby secondary options, the area is ideal for families. Its quaint high street features a mix of independent shops, cafes, and essential amenities, while green spaces like Bouskell Park provide serene settings for recreation and community events. Steeped in history, Blaby's roots trace back to medieval times, with landmarks such as the 13th-century St. Mary's Church reflecting its heritage. Transport links are robust, with easy access to Leicester via the A426, proximity to the M1 and M69 motorways, and regular bus services connecting residents to surrounding towns and cities, making it both a peaceful retreat and a well-connected hub.











## THE INSIDE STORY

Set on a generous corner plot in a picturesque village setting, this stunning detached home is a true gem, offered with no onward chain for a smooth, stress-free move. From the moment you step into the welcoming entrance hall, the property exudes warmth and character The lounge boasts a charming window seat with views over the park and a cosy log-burning stove—perfect for relaxing evenings .To the rear, a versatile sitting room opens through patio doors into a bright and airy conservatory, currently used as a dining room. These two spaces can easily be interchanged to suit your personal needs, offering excellent flexibility for entertaining or family life. The kitchen is fitted with a range of wall and base cabinets, has a sink drainer with mixer tap, plumbing for a washing machine and a handy pantry. Upstairs, the landing leads to three generously proportioned bedrooms, each tastefully decorated and bathed in natural light. The family bathroom is beautifully appointed with a four-piece suite, including a bath, separate shower cubicle, wash hand basin, and WC—providing a luxurious space to unwind. Outside, the home continues to impress with its wraparound garden, offering various seating areas and lawn space ideal for outdoor dining, play, or quiet moments in nature, complemented by a private driveway and detached garage, making this an exceptional home both inside and out.







