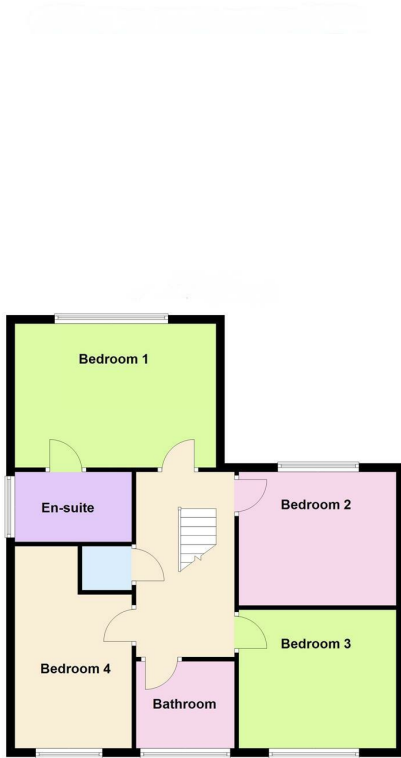
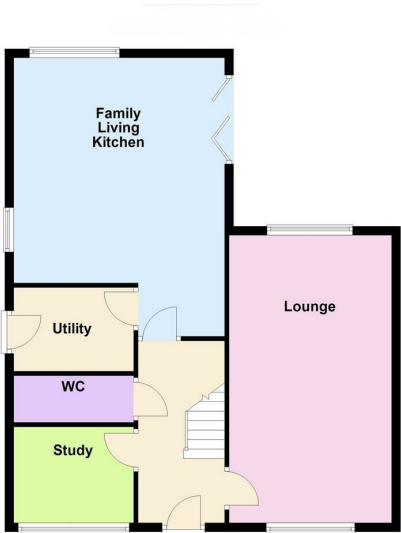


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
21'01 x 12' (6.43m x 3.66m)
- Study  
8'10 x 6'08 (2.69m x 2.03m)
- Family Living Kitchen  
20'01 x 16'02 (6.12m x 4.93m)
- Utility  
5'08 x 8'10 (1.73m x 2.69m)
- Downstairs Cloakroom  
3'05 x 8'10 (1.04m x 2.69m)
- Landing
- Bedroom One  
11'02 x 16'02 (3.40m x 4.93m)
- En Suite  
5'04 x 8'10 (1.63m x 2.69m)
- Bedroom Two  
10'04 x 12'03 (3.15m x 3.73m)
- Bedroom Three  
10'04 x 12'03 (3.15m x 3.73m)
- Bedroom Four  
15'06 x 8'10 (4.72m x 2.69m)
- Family Bathroom  
5'01 x 7'10 (1.55m x 2.39m)

Garage



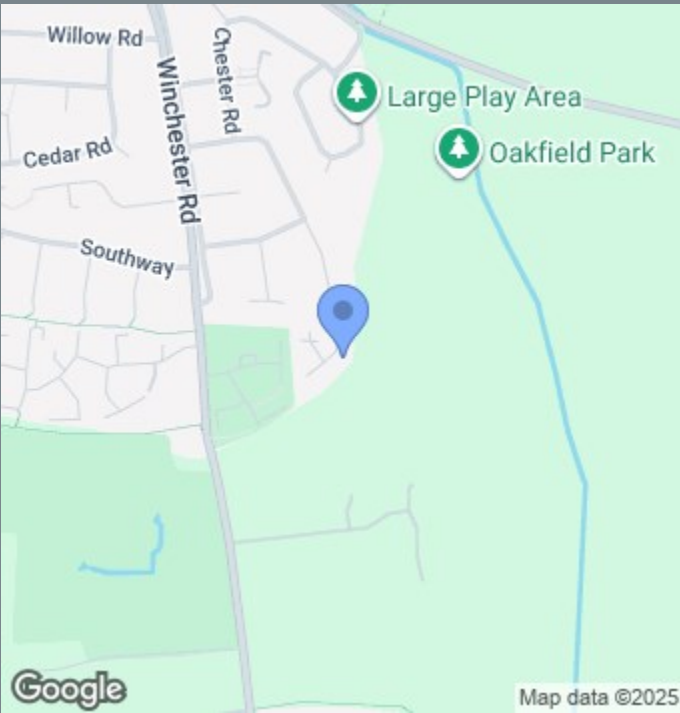


# OVERVIEW

- Spacious Family Home On Modern Developement
- Fabulous Location
- Entrance Hall, Utility & Lounge
- Family Living Kitchen
- Study & Downstairs Cloakroom
- Four Bedrooms
- En Suite To Primary & Family Bathroom
- Landscaped Garden With Open Views
- Driveway & Garage
- EER - B , Freehold, Tax Band - E

## LOCATION LOCATION....

Saville Road in Blaby is a wonderfully well-established location that offers a welcoming community feel along with excellent local amenities. Families benefit from highly regarded nearby schools such as Blaby Stokes Primary, Blaby Thistly Meadows Primary & Glen Hills Primary, making it a great area for children of all ages. The village enjoys plenty of green space, with Bouskell Park providing beautiful woodland walks, open lawns & the historic ice house—an ideal spot for weekend strolls and family time. Blaby itself has a lively centre with a great mix of independent shops, caf  s, pubs, a post office, supermarkets & everyday essentials all close at hand. Transport links are strong, with regular bus services into Leicester, easy access to the M1 & M69 motorway network, and nearby train stations in Narborough and South Wigston for travel further afield.



## THE INSIDE STORY

*This stunning & spacious detached family home, built in 2019 and still covered by the NHBC guarantee, offers modern living at its finest with a host of thoughtful upgrades throughout. Positioned with beautiful open views to the rear, it provides a sense of peace and privacy while maintaining all the comforts of a contemporary home. A welcoming hallway leads into the elegant lounge, a bright and airy dual-aspect space with windows to both the front & rear—perfect for relaxing, entertaining or enjoying family time. A separate study offers an ideal spot for working from home, a quiet reading nook or even a creative hobby space. The impressive family living kitchen is the true heart of the home, fitted with sleek white units, contrasting work surfaces, an eye-level double oven and a luxurious boiling water tap. With plenty of room for dining and soft seating, it’s a wonderful space for everyday living and hosting. Bi folding doors open fully into the garden, creating an effortless indoor-outdoor flow and making this a fabulous space for summer gatherings. The adjoining utility room keeps day-to-day tasks neatly hidden away, while a downstairs cloakroom adds further convenience. Upstairs, the spacious landing leads to four beautifully presented bedrooms. The primary bedroom features its own en suite, offering a private retreat, while the modern family bathroom serves the remaining bedrooms with ease—perfect for busy mornings or relaxed evenings. Outside, the property continues to shine with a driveway and garage providing ample parking and storage. The landscaped rear garden is designed for low-maintenance enjoyment, featuring a stylish patio ideal for alfresco dining & entertaining, artificial grass for year-round greenery and those lovely open views beyond. This exceptional home combines space, style & practicality in a truly fantastic location.*

