

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Room

10'01 x 17'03

### Dining Kitchen

9'01 x 17'03

### Utility

6'08 x 5'06

### WC

3'01 x 6'05

### Bedroom One

10'01 x 10'11

### Bedroom Two

9'2 x 9'05

### Bedroom Three

9'02 x 7'04

### En-Suite

6'08 x 6

### Bathroom

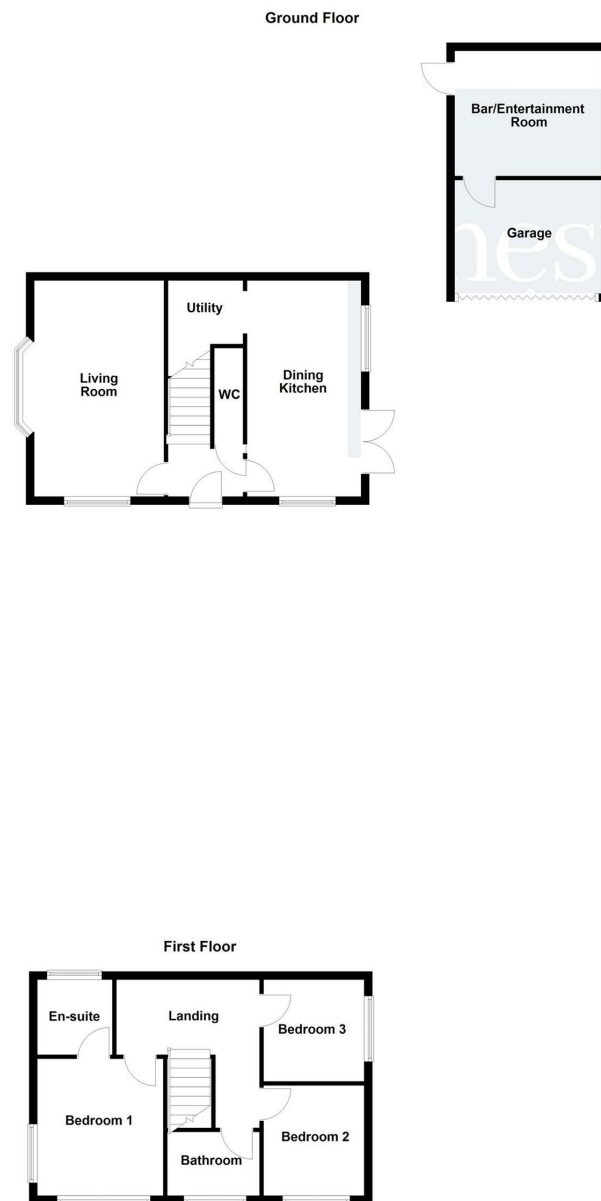
6'05 x 5'01

### Garage

11'01 x 9'06

### Bar/Entertainment Room

10'01 x 11'01



Saville Road, Blaby, Leicester LE8 4HE

£320,000

**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.

# The Story Begins

- Fabulous Detached Home
- Entrance Hallway
- Living Room
- Open Dining Kitchen
- Separate Utility Room
- Three Bedrooms
- En-Suite & Shared Bathroom
- Enclosed Garden & Off Road Parking
- Garage & Bar/Entertainment Room
- Freehold EPC - B Council Tax Band - C

# Location Is Everything

Blaby 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

This much loved family home is pleasantly positioned and one you do not want to miss. Upon entering the property, you are welcomed by an entrance hallway leading through to a spacious and bright living room. The modern kitchen is fitted with a built-in oven, induction hob with extractor fan, and an integrated dishwasher. There is ample space for a dining table, with the dining area open to the kitchen and French doors providing direct access to the garden, creating an ideal space for both everyday living and entertaining. Off the kitchen is a convenient utility room, offering plumbing for a washing machine and tumble dryer, along with useful under-stairs storage.

To the first floor, the property boasts a generous master bedroom complete with an en-suite shower room comprising a shower, WC, and wash basin. There are two further bedrooms, as well as a modern family bathroom fitted with a bath with overhead shower, WC, and wash basin.

Externally, the rear garden features a patio area and low-maintenance artificial grass. Half of the detached garage has been converted into a bar/entertainment room, making it an excellent space for hosting guests. The room benefits from wiring for a sound system and television. To the front of the property, there is ideal off-road parking.

We highly recommend booking a viewing to fully appreciate everything this property has to offer.

