

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hallway

11'09 x 5'11 (3.58m x 1.80m)

#### Family Living Kitchen

13'01 x 18'02 (3.99m x 5.54m)

#### Lounge Diner

24'03 x 10'10 max (7.39m x 3.30m max)

#### Utility Room

6'02 x 7'07 (1.88m x 2.31m)

#### Downstairs Cloakroom

#### Gym/Home Office

7'07 x 8'07 (2.31m x 2.62m)

#### Landing

#### Bedroom One

11'06 x 10'01 (3.51m x 3.07m)

#### Bedroom Two

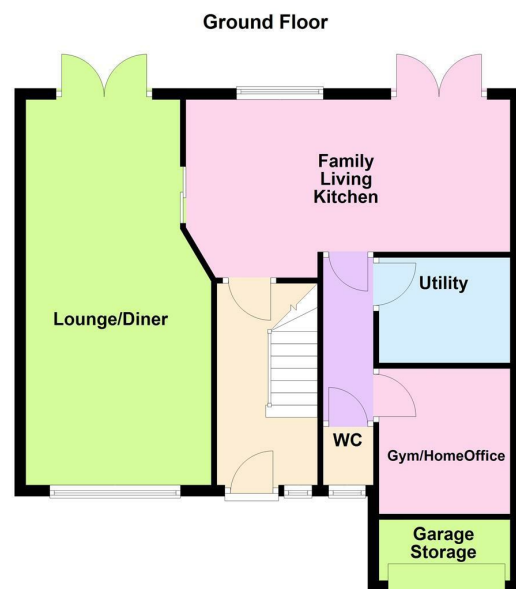
11'02 x 10'01 (3.40m x 3.07m)

#### Bedroom Three

8' x 6'11 (2.44m x 2.11m)

#### Family Bathroom

6'01 x 7'09 (1.85m x 2.36m)



**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/](http://www.nestegg-properties.co.uk/)

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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.

**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.

7 Southway, Blaby, LE8 4BB

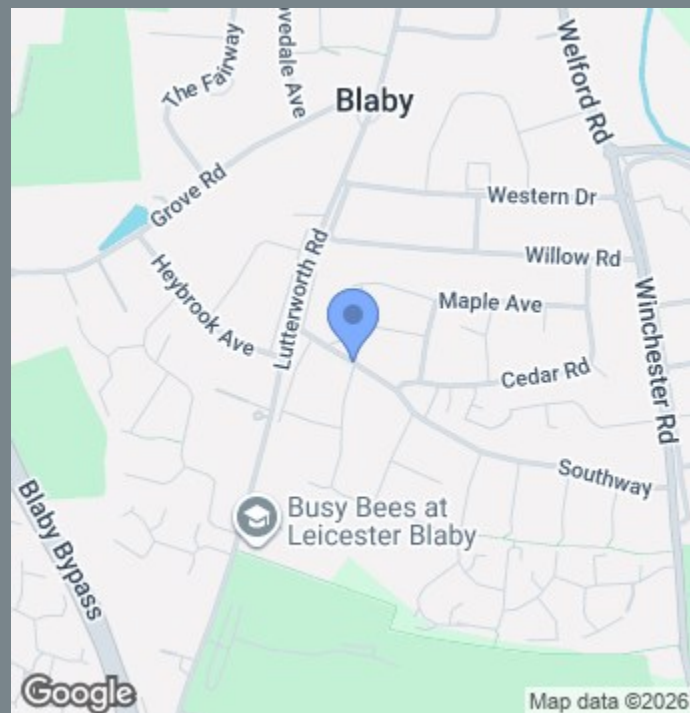
Offers In Excess Of £310,000

# OVERVIEW

- Truly Stunning Family Home
- Fabulous Location
- Hallway, Utility & Downstairs Cloakroom
- Spacious Living Room
- Elegant Family Dining Kitchen
- Gym/Home Office
- Three Bedrooms & Modern Bathroom
- Driveway & Landscaped Garden
- Viewing Is A Highly Advised
- EER - D, Freehold, Tax Band - C

# LOCATION LOCATION....

Positioned within Blaby village, Southway enjoys a wonderfully settled setting with a genuine sense of community that has made the area so popular with families and long-term residents alike. Blaby perfectly blends traditional village charm with modern convenience, offering a bustling village centre filled with independent shops, cafés, supermarkets, pubs and everyday amenities, all within easy reach. The area is particularly well regarded for its schooling, with highly rated primary schools and nearby Countesthorpe Academy making it a strong choice for families. Residents enjoy plenty of green space too, from local parks and recreation grounds to nearby countryside walks, creating a relaxed and outdoorsy feel throughout the village. Despite its peaceful atmosphere, Blaby remains exceptionally convenient for commuters, with excellent access to the M1, M69, Fosse Park and Leicester city centre, alongside regular public transport links. With its welcoming village character, excellent amenities and strong community spirit, Southway offers a lifestyle that feels both connected and comfortably tucked away from the bustle of the city.



# THE INSIDE STORY

Situated in a fabulous & highly sought-after location, this beautifully presented family home offers spacious & versatile accommodation, finished to a high standard throughout & perfectly suited to modern living. Upon entering, you are welcomed into a bright & inviting hallway that sets the tone for the accommodation beyond. The lounge is a warm & comfortable space, featuring a charming fireplace, window to the front aspect & French doors from the dining area opening onto the garden, creating a wonderful flow for both relaxing & entertaining. The impressive family living kitchen truly forms the heart of the home. Fitted with contemporary wall & base units alongside integrated appliances, generous worktop space & room for a large fridge freezer, it has been thoughtfully designed with family life in mind. A breakfast bar provides the ideal spot for casual dining or socialising, while there is ample space for a table & chairs as well as a sofa area, creating a sociable hub perfect for everyday living. French doors open directly onto the garden, allowing natural light to flood the room & enhancing the connection between indoor & outdoor spaces. A modern sink with premium fittings & integrated waste disposal system completes the kitchen. A separate utility room keeps the main living areas organised, while a downstairs cloakroom adds further practicality. The former garage has been converted to create a versatile additional room, currently used as a gym but equally suited as a home office, playroom, snug or hobby room depending on individual needs. Upstairs, the landing leads to three beautifully finished bedrooms, all offering comfortable accommodation. The family bathroom is fitted with both a bath & walk-in shower, alongside a vanity wash basin & WC, creating a modern & relaxing space. Externally, the property benefits from a driveway providing off-road parking. The rear garden has been designed for ease of maintenance with artificial grass & a patio seating area

