

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Hallway

Study

10'03 x 7'04

Living Room

18'09 max x 14'09 max

Dining Kitchen

20'07 x 16

Utility

6 x 5'02

WC

4 x 6

Bedroom One

14 max x 13

En-Suite

6'03 x 8'10

Bedroom Two

11'09 x 11'06

Bedroom Three

11'09 x 11'04

Bedroom Four

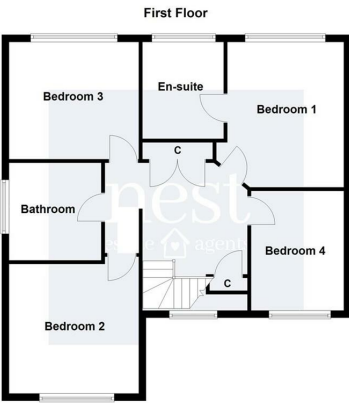
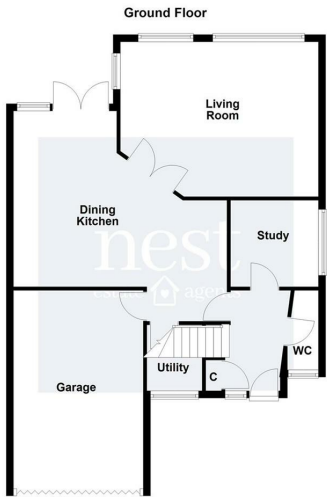
9'09 x 10'02

Bathroom

8'06 x 8'01

Garage

18'05 x 11'10



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?

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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.



Lavender Close, Blaby, Leicester LE8 4GJ

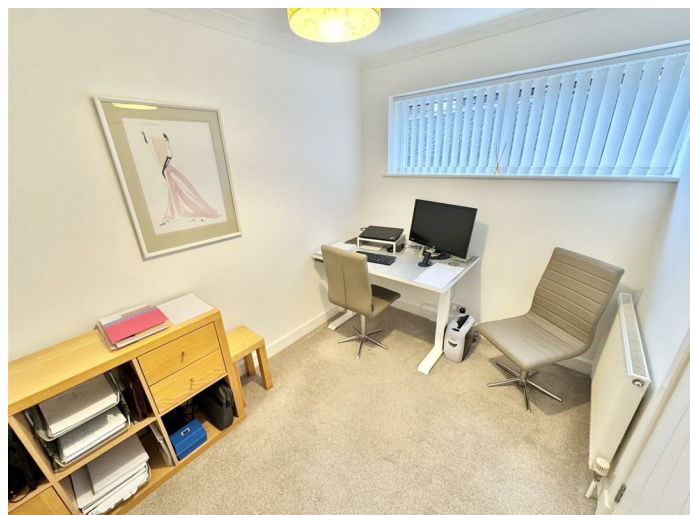
£485,000

The Story Begins

- Beautiful Detached Home
- Entrance Hallway
- Open Plan Dining Kitchen
- Spacious Living Room
- Study Room
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Generous Enclosed Garden
- Off Road Parking & Garage
- Freehold EPC - C Council Tax Band - C

Location Is Everything

This lovely home is set close to the village centre. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops, Iceland and Aldi supermarket, a post office, two pharmacies and health centres, a hotel, a library, a dentist, two Primary Schools with a secondary school in the next village, 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.



Inside Story

In an excellent location of Lavender Close in Blaby, this stunning detached house is a remarkable find that you will not want to overlook. As you step inside, you are welcomed by a spacious entrance hallway, complete with convenient storage for coats and shoes, ensuring a tidy and organised space.

The heart of this home is undoubtedly the fitted open-plan kitchen, which seamlessly combines a dining area and a sitting area, making it perfect for both entertaining and family gatherings. Underfloor heating runs throughout the hallway, into the dining kitchen. The kitchen features a breakfast bar, ideal for casual meals or morning coffee. Adjacent to this, the living room offers a spacious and cosy atmosphere, enhanced by beautiful views of the garden, creating a serene retreat for relaxation.

Practicality is key in this home, with a utility room that is equipped with plumbing for a washing machine and tumble dryer, allowing for easy laundry management. Additionally, a versatile downstairs study room provides the flexibility to be used as an office, playroom, or whatever suits your needs. A handy downstairs WC adds to the convenience of this well-designed layout.

Venturing upstairs, you will find four generously sized double bedrooms, all accessible from a spacious landing. The master bedroom boasts an ensuite shower room, providing a private sanctuary, while a shared family bathroom features both a separate shower and bath, catering to the needs of the household.

The outdoor space is equally impressive, with a patio area perfect for al fresco dining and a generous grass area for children to play or for gardening enthusiasts to enjoy. To the front of the property, the driveway can be used to support up to four cars, ensuring ease of access, as well as a larger than average single integral garage.

This delightful home in Blaby offers a perfect blend of comfort, style, and practicality. Don't miss the opportunity to make this beautiful property your own

