

Room Sizes

Entrance Hall

6'07 x 1'9

Living Room

11'09 x 15'02

Office

9 x 10'04

Breakfast Kitchen

17'02 x 8'11

Utility

6 x 8'05

WC

Bedroom One

11'09 x 15'02

Bedroom Two

16'09 x 9

Bedroom Three

9 x 10

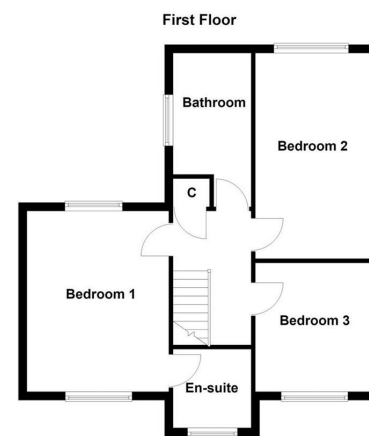
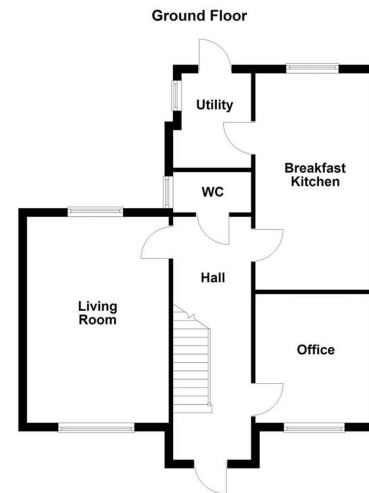
En-Suite

5'11 x 6'05

Bathroom

10 x 6

Garage



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

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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.

Church Lane, Arnesby, Leicester LE8 5UU
Offers Over £399,950

The Story Begins

- Attractive Village Position Ideal For Family Living
- Bright Dual-Aspect Lounge With Log-Burning Stove
- Flexible Home Office Or Dining Room
- Stylish 17ft Breakfast Kitchen With Dining Space
- Welcoming Entrance Hall With Cloakroom/WC
- Three Generous Double Bedrooms
- Modern En-Suite And Family Bathroom
- Beautiful Private Rear Garden
- Off Road Parking And Garage
- freehold EPC - C Council Tax Band - D

Location Is Everything

Arnesby is a village and civil parish in the Harborough district of Leicestershire. The village is conveniently located for the larger town of Market Harborough and the South Leicester suburb of Wigston. A variety of local shops, supermarkets and amenities are only a short drive away and for commuters the M1 and A6 are also in close proximity. In addition it is only a 30 minute drive to either Market Harborough or South Wigston train stations. The property is within the catchment for the highly regarded Arnesby C of E Primary School. The village is particularly known for its community activities, including the annual May Fayre, cricket club, book club, youth groups, and other local organisations. This gives Arnesby a traditional English village atmosphere where many residents know one another.



Inside Story

Occupying an attractive position within the village, this impressive property is ideally suited to modern family living and must be viewed to fully appreciate its generous proportions, character features and well-planned layout. The home begins with a welcoming entrance hall featuring an open-tread staircase and a convenient ground floor cloakroom/WC. The spacious dual-aspect lounge enjoys an abundance of natural light and is centred around a charming log-burning stove, creating a warm and inviting atmosphere. To the front of the property is a separate dining room, currently utilised as a home office, providing excellent flexibility for a variety of uses. To the rear, the superb 17ft breakfast kitchen is fitted with refurbished country-style units and offers ample space for informal dining, with access through to a useful utility lobby. The first-floor landing leads to three generous double bedrooms. The impressive principal bedroom benefits from dual-aspect windows and a contemporary en-suite shower room. Bedrooms two and three are both excellent-sized doubles, served by a family bathroom fitted with a white suite. Externally, the property enjoys attractive outdoor space to both the front and rear. A shared access driveway passes through an archway to a gravelled driveway providing off-road parking and access to a generously sized garage. There is also access to the rear garden and a practical side courtyard, complete with gated access to the front, an external water supply and a secure enclosed area ideal for pets.

The beautifully landscaped rear garden is a particular feature of the property, thoughtfully designed and predominantly laid to lawn with well-stocked flower and shrub borders, creating a peaceful and private setting perfect for relaxation and outdoor entertaining. A courtesy door provides direct access to the garage.

