

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Snug

12'2 x 13'06

### Living Room

12'2 x 21'01

### Kitchen

17'09 x 8'07

### Dining Room

10'08 x 9'03

### Bedroom One

10'09 x 12

### Bedroom Two

12'01 x 12'01

### Bedroom Three

12'01 x 12'01

### Bedroom Three

7'09 x 6'03

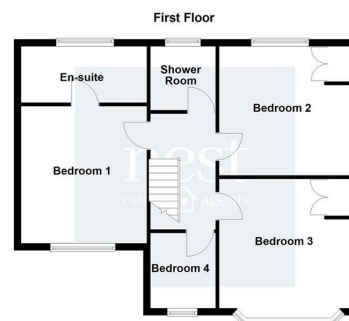
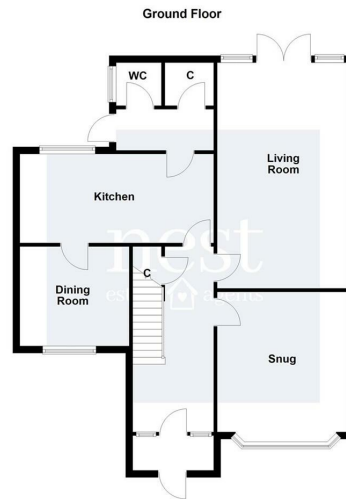
### En-Suite

5'09 x 10'09

### Shower Room

6'03 x 6

### Outbuilding Storage and WC



Acres Road, Leicester Forest East, Leicester LE3 3HB

Price Guide £400,000

**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.

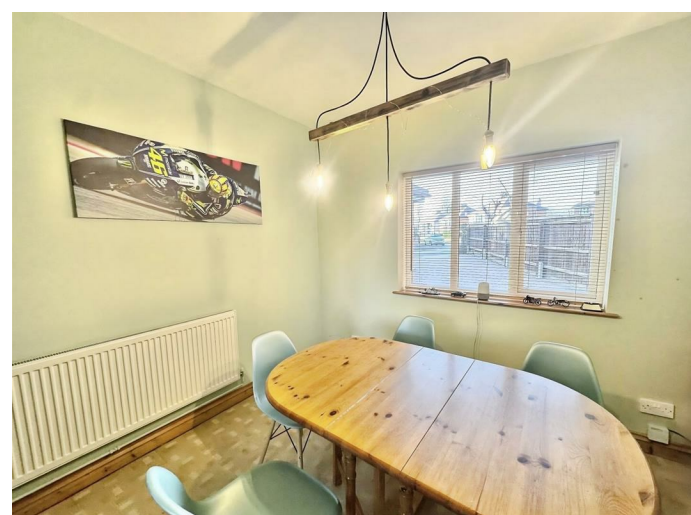
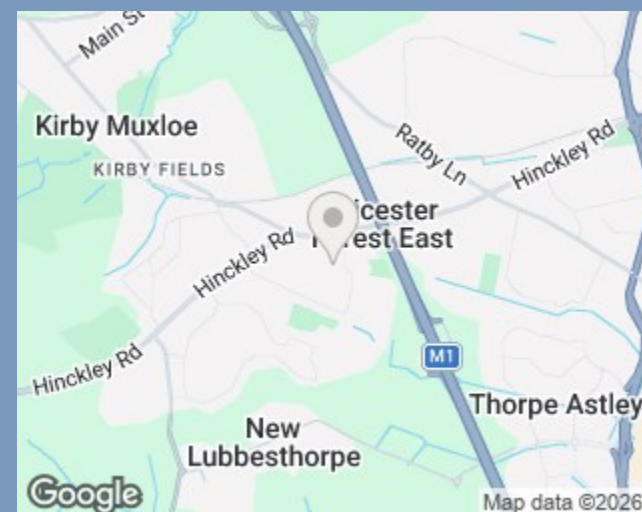
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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

- Traditional Detached Home In A Cul-De-Sac Location
- Entrance Hallway
- Snug And Living Room
- Fitted Kitchen
- Dining Room
- Four Bedrooms
- En-Suite & Family Shower Room
- Gorgeous Garden
- Off Road Parking
- Freehold EPC - D Council Tax Band - C  
PRICE GUIDE £400,000 - £420,000.

# Location Is Everything

Leicester Forest East is a sought after suburb of Leicester, popular for its location with good commuter links close by to the motorway networks and easy access into the city centre, via car or the Park & ride. It offers a good range of local amenities nearby including shopping, library, Stafford Leys Primary school, a wide range of recreational amenities and regular bus services into the city and Hinckley. Similarly with some of the county's most attractive spots on the doorstep, it's ideal for a quieter, rural lifestyle.



# Inside Story

A rare find, this detached house presents a splendid opportunity for families seeking a spacious and versatile home. With four well-proportioned bedrooms, this property is perfect for those looking for a family home but love adding their own mark.

As you approach the house, you are greeted by a generous driveway that offers ample parking, leading to an inviting entrance hall that sets the tone for the warmth and comfort found within. The ground floor boasts a bright living room, enhanced by a lovely bay window that floods the space with natural light. Adjacent to this, a snug area provides a flexible space that can serve as a study, playroom, or a quiet retreat for relaxation. The formal dining room is ideal for entertaining guests, creating a perfect setting for family gatherings.

The kitchen is designed as a practical hub for everyday life, featuring built-in units. A convenient downstairs WC adds to the functionality of the ground floor. Ascending to the first floor, you will find four bedrooms, complemented by a family shower room, making this home an excellent choice for growing families or those in need of adaptable living spaces. The master bedroom benefits from an en-suite bathroom, providing a private sanctuary.

One of the standout features of this property is the expansive garden, a rare find that offers a true haven for gardening enthusiasts and outdoor lovers alike. With plenty of space to relax, play, and enjoy the fresh air, this garden is sure to be a favourite spot for family activities.

This remarkable house, set in a fantastic location, is ready for you to make it your own. Don't miss the chance to view this wonderful family home. PRICE GUIDE £400,000 - £420,000.

