

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

Room Sizes

Entrance Hallway
8'02 x 9'07

Living Room
17'07 x 15'04

Dining Room
16'04 x 12'06

Home Office
13'07 x 9'08

Breakfast Kitchen
22'06 max x 13'03 max

Downstairs Shower Room / Utility
5'03 x 9'04

Bedroom One
16'11 max x 11'10

Bedroom Two
12'06 x 13'11

Bedroom Three
9'02 x 12'04

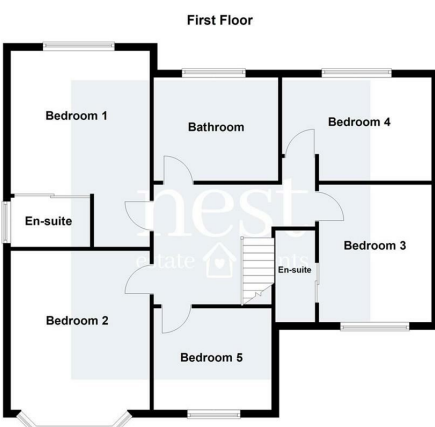
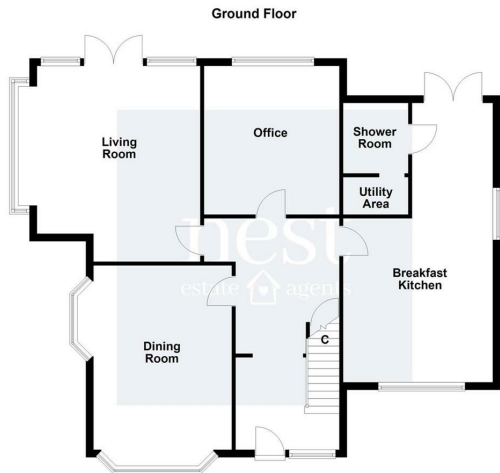
Bedroom Four
13'04 max x 9'06 max

Bedroom Five
8'10 x 9'07

Bathroom
10'10 x 9'06

En-Suite For Bedroom One
4 x 6'11

En-Suite For Bedroom Three



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.

Braunstone Lane East, Leicester LE3 2FD

£575,000

The Story Begins

- Stunning Family Home Set On A Substantial Plot
- Positioned Behind Secure Gates With A Striking Modern Frontage
- Spacious Entrance Hallway With High Ceilings
- Generously Sized Dining Room Featuring Tiled Flooring
- Inviting Living Room With Patio Doors To The Garden
- Versatile Additional Reception Room Currently Used As A Home Office
- Modern Breakfast Kitchen
- Five Well-Proportioned Bedrooms & Two Shower Room En-Suite's And Family Bathroom
- Extensive Lawn And Patio Areas Perfect For Outdoor Entertaining And Family Living
- Freehold EPC - D Council Tax Band - E

Location Is Everything

Braunstone Town is renowned for its convenient location, offering excellent commuter access to Leicester city centre, major motorway links, and the popular Fosse Park Shopping Centre just minutes away. The area boasts a wide range of local amenities, making it a highly desirable place to live. These include everyday shopping facilities, as well as well-regarded educational institutions such as Millfield Community School, Ravenhurst Primary School, and Winstanley Community College, all within close proximity.



Inside Story

Welcome to this stunning family home, set on a substantial plot with excellent potential for extension subject to planning consent. Positioned behind secure gates for added privacy, the property boasts an attractive modern frontage with decorative stonework, patio areas, and beautifully maintained planting.

Inside, the spacious entrance hallway with high ceilings creates an impressive first impression. The dining room is bright and generously sized, featuring tiled flooring and two elegant bay windows. The inviting living room benefits from plenty of natural light through patio doors opening onto the garden and is centred around a charming fireplace, making it ideal for both relaxing and entertaining. A further versatile reception room is currently used as a home office but could easily suit a variety of needs.

The breakfast kitchen is fitted with a range of wall and base units with contrasting worktops and includes two integrated ovens, a breakfast bar with gas hobs and extractor fan, space for an American-style fridge freezer and wine fridge, plus ample storage throughout. A useful ground floor shower room and utility area with space for a washing machine add further practicality.

Upstairs, the impressive master bedroom enjoys beautiful garden views and benefits from an en-suite shower room. Bedroom three also features en-suite facilities, while three additional well-proportioned bedrooms provide excellent family accommodation. The stylish family bathroom includes a contemporary four-piece suite and heated towel rails.

Externally, the property offers extensive lawn and patio areas, perfect for outdoor entertaining and family living. Combining spacious accommodation, versatile living space, and future potential, this exceptional home is not to be missed. Early viewing is highly recommended.

