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ESTATE AGENTS

## Room Sizes

### Dining Area

11'03 x 10'11

### Breakfast Kitchen

11'06 x 14'09

### Rear Porch

11 x 4

### Lounge

21'03 x 11'03

### Study/Snug

9'05 x 10

### Downstairs Shower Room

7'08 x 4'03

### Bedroom One

11'07 x 9

### Bedroom Two

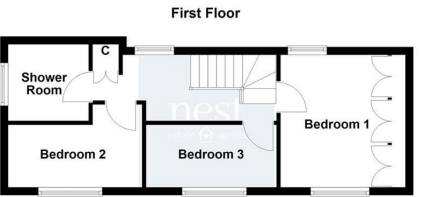
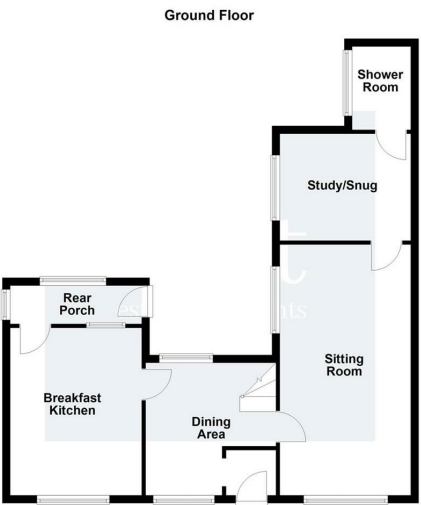
8'6 max x 10'10

### Bedroom Three

11 x 5'08

### Shower Room

5'10 x 7'09



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Main Street, Peatling Magna, Leicester LE8 5UQ

£425,000



# The Story Begins

- Beautiful Detached Home
- Dining Area
- Breakfast Kitchen
- Lounge
- Study/Snug
- Downstairs Shower Room
- Three Bedrooms
- Family Shower Room
- Enclosed Garden
- Freehold EPC Rating - D Council Tax Band- E

# Location Is Everything

Nestled in the rolling countryside of South Leicestershire, Peatling Magna is a picturesque and historic village that offers a rare blend of rural charm and timeless character. The community is close-knit and welcoming, with a village hall hosting local events and a strong emphasis on preserving the area’s rural character. Surrounded by open fields and scenic walking routes, it’s an ideal setting for nature lovers, dog owners, and those looking to enjoy country living. Whether you’re looking to downsize, raise a family in a peaceful environment, or escape the bustle of urban life, Peatling Magna offers the perfect backdrop for your next move.



# Inside Story

Located in the charming village of Peatling Magna, this delightful detached cottage offers a perfect blend of comfort and character. As you enter, you are greeted by a warm and inviting dining room that seamlessly flows into a breakfast kitchen. This space not only boasts views of the garden but also provides convenient access to the outdoor area, making it ideal for al fresco dining or enjoying a morning coffee in the fresh air.

The Sitting Room is perfect for relaxation, providing a cosy retreat for quiet evenings. Additionally, there is a versatile study that can be tailored to your needs, whether as a home office, playroom, or additional snug. A practical downstairs shower room adds to the convenience of this well-designed home.

Venturing upstairs, you will find three bedrooms, with the master bedroom featuring fitted wardrobes, offering ample storage space. The family shower room on this level ensures that all your needs are met.

The property is complemented by an enclosed garden, providing a private outdoor space for children and pets to play. An attached garage offers further storage options, making this home both functional and appealing.

This wonderful cottage in Peatling Magna is a wonderful opportunity for those seeking a peaceful village lifestyle. Don't miss the chance to make this lovely property your new home, ready to move into but with the opportunity of making it your own.

