

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

14'5 x 10'5 (4.39m x 3.18m)

Open Plan Living Dining Kitchen

18'8 x 17'4 (5.69m x 5.28m)

Utility Room

Downstairs Shower Room

7'01 x 3'06 (2.16m x 1.07m)

Playroom

12'1 x 5'9 (3.68m x 1.75m)

Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

Bedroom Two

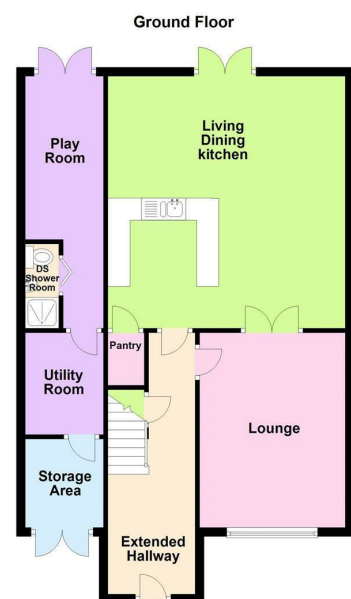
11'1 x 9' (3.38m x 2.74m)

Bedroom Three

8'5 x 7'1 (2.57m x 2.16m)

Family Bathroom

7' x 5'4 (2.13m x 1.63m)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

43 Laurel Road, Blaby, LE8 4DL

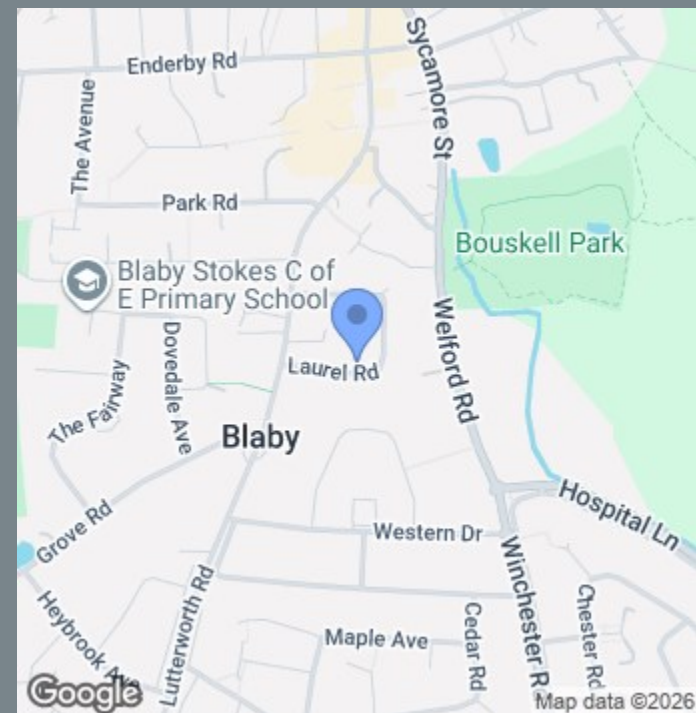
Offers Over £325,000

OVERVIEW

- Stunning Extended Family Home
- Fabulous Location
- Entrance Hallway & Lounge
- Family Living Kitchen & Playroom
- Downstairs Shower Room & Utility
- Three Bedrooms & Bathroom
- Driveway & Landscaped Garden
- Viewing Advised
- EER Rating - tbc
- Freehold, Tax Band - C

LOCATION LOCATION....

Laurel Road is set within the popular village of Blaby, a well-established and sought-after area known for its strong community feel and excellent local amenities. The village centre offers a wide range of shops, supermarkets, cafés, pubs and everyday services, providing convenient day-to-day living, with further retail and leisure options available at nearby Fosse Park and in Leicester city centre. Families are particularly well catered for, with reputable schools including Blaby Stokes Primary School and Countesthorpe Academy within easy reach. Residents also benefit from nearby parks and green spaces, including Blaby Park and surrounding countryside walks, ideal for outdoor activities and relaxation. Laurel Road is well positioned for travel, offering convenient access to the A426, M1 and M69 motorway networks, along with regular bus services and nearby rail links from Narborough, making it an excellent location for commuters. Combining village charm with strong connectivity and amenities, Blaby remains a highly desirable place to live.



THE INSIDE STORY

Situated in a lovely village setting, this stunning & extended family home offers beautifully presented & versatile accommodation, perfectly suited to modern family living. Upon entering, you are welcomed into a bright entrance hallway that leads through to a comfortable lounge, featuring a window to the front aspect & providing an ideal space to relax & unwind. To the rear, the impressive family living kitchen forms the true heart of the home. Fitted with ample wall & base cabinets complemented by stylish work surfaces, this space has been thoughtfully designed with both practicality & social living in mind. A breakfast bar offers a perfect spot for informal dining, while the dining area provides plenty of space for family meals & entertaining. The adjoining sitting area, enhanced by skylights & French doors opening onto the garden, creates a light-filled & inviting space—ideal for everyday living, hosting guests, or simply enjoying time together. A separate play room offers excellent flexibility & could easily be used as a home office, snug or hobby space depending on your needs. The ground floor is further complemented by a shower room & utility, adding convenience for busy households. Upstairs, the landing leads to three beautifully finished bedrooms, all offering comfortable & adaptable accommodation. The family bathroom serves this floor, providing a stylish & functional space. Externally, the property continues to impress with a driveway providing off-road parking. The landscaped rear garden has been thoughtfully designed to offer something for everyone, featuring a patio for outdoor dining, a lawn for relaxing, & a barked play area—perfect for families. A truly stunning home offering space, style & flexibility in a desirable village location—early viewing is highly recommended.

