

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest  
ESTATE AGENTS

## Room Sizes

### Entrance Area

### Lounge

22'2 x 9'6

### Living Area/Study

12'11 x 10'5

### Kitchen

13'7 x 9'1

### Bedroom One

10 x 12'9

### En-Suite

6'1 x 3'2

### Bedroom Two

10'2 x 10'7

### Bedroom Three

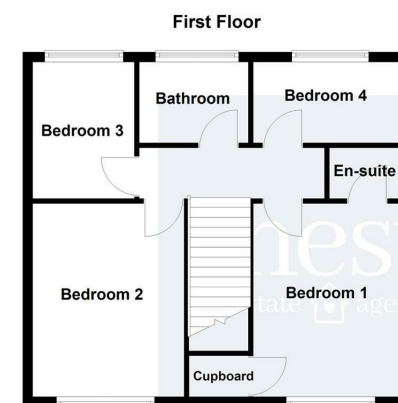
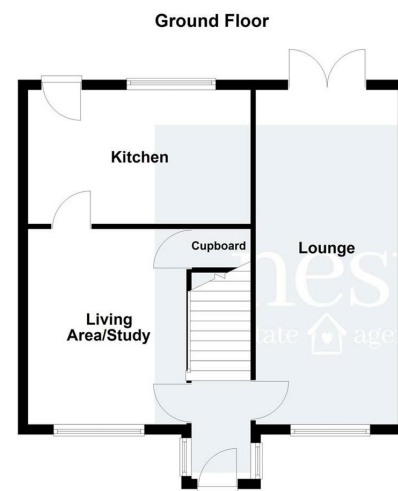
11'6 x 7'4

### Bedroom Four

10'1 x 6'7

### Bathroom

6 x 5'11



Achurch Close, Stoney Stanton LE9 4HB

£310,000

**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.

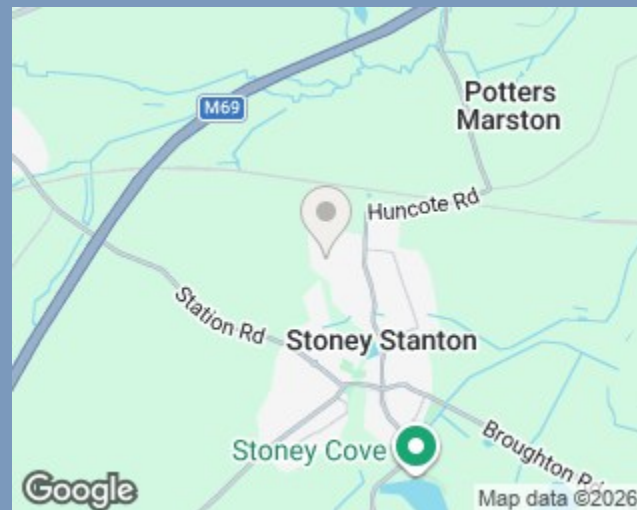
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal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

- Fabulous Semi-Detached Home
- Entrance Porch
- Fitted Kitchen With Accessibility To Garden
- Living Area/Study
- Lounge
- Four Bedrooms
- En-Suite To Master And Storage Cupboard
- Family Bathroom
- Enclosed Garden And Off Road Parking
- Freehold EPC Rating - C Council Tax Band - B

# Location Is Everything

Stoney Stanton is a charming village situated within the Blaby district of Leicestershire, approximately ten miles from Leicester city centre, offering excellent access to the motorway network. The village is well served by a range of local amenities, including a post office, hardware store, hairdressers, opticians, convenience shops and a traditional butcher's. Further benefits include a public library, the highly regarded Manor Field Primary School, and a selection of welcoming public houses, all contributing to a strong sense of community and convenience.



# Inside Story

This beautifully presented extended semi-detached family home is perfectly situated in a cul-de-sac. Lovingly maintained, the property exudes a warm and welcoming ambiance throughout.

As you step inside, you are greeted by an inviting entrance area that sets a pleasant tone for the rest of the home. The through lounge and dining room is designed for comfort and entertaining, providing a seamless flow between spaces. A front-facing window allows natural light to flood the room, while French doors open to an undercover area, bringing the outside in and creating a perfect spot to sit, relax, and enjoy views of the garden.

The adaptable family room/study offers versatility to cater to your lifestyle needs, whether you require a quiet workspace or an additional living area. This space is ideal for hosting dinners with family and friends.

The fitted breakfast kitchen is a standout feature, equipped with modern appliances that will include in the sale, dishwasher, dryer, and fridge freezer and complemented by ample wall and base units, generous work surfaces, and plumbing for both a washing machine and a dishwasher. There is a cooker and convenient access into the second reception room.

On the first floor, you'll discover four well-proportioned bedrooms, each offering ample living space. The main bedroom includes the added luxury of an en-suite shower room, which comprises of a shower, wash hand basin and low level wc. The three additional bedrooms share a family bathroom, providing convenience for daily routines.

Outside, the property continues to impress with a driveway that accommodates multiple vehicles & minimum of four cars will fit. The enclosed garden, primarily laid to lawn, is perfect for outdoor activities and relaxation. There is a greenhouse and a shed for adding storage. Guide Price £310,000 - £320,000

