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## Room Sizes

**Entrance Hallway**

**Living Room**

14'4 x 12'2

**Dining Room**

13 x 12

**Dining Kitchen**

23 max x 11

**Utility Room**

**Downstairs WC**

**First Floor Landing**

**Bedroom One**

11'6 x 11'5

**Dressing Room**

**En-Suite Shower Room**

**Bedroom Two**

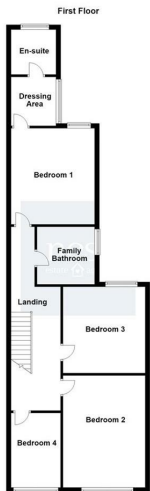
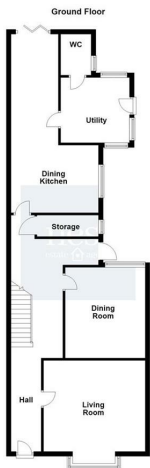
13 x 12

**Bedroom Three**

11'6 x 11'5

**Bedroom Four**

7'7 x 7'4



**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  
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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 Avenue, Blaby, Leicester LE8 4GW

£499,950

# The Story Begins

- Edwardian Semi Detached Family Home
- Occupying A Wonderful & Generous Plot
- Scope For Extension - Subject To Planning
- Entrance Hallway & Living Room
- Dining Kitchen & Separate Dining Room
- Utility Room & Downstairs WC
- Four Bedrooms & Family Bathroom
- En-Suite & Dressing Room To Main Bedroom
- Enclosed Garden, Double Driveway & Timber Summer House
- Freehold, Energy Rating D & Council Tax Band D

# Location Is Everything

Blaby offers a fantastic range of amenities to suit all ages. The village centre provides a good selection of shops, including Iceland and Aldi supermarkets, along with a post office, pharmacies, health centres, hotel, library and dentist. There are two primary schools within the village, with secondary schooling available in the neighbouring village.

The village also benefits from several churches and attractive green spaces, including Bouskell Park and Northfield Park. Blaby is particularly popular for its excellent access to Leicester city centre and the motorway network. The village also boasts a designated conservation area, offering plenty of charm, character and attractive period properties.



# Inside Story

A fabulous opportunity to purchase this charming Edwardian semi-detached family home, ideally positioned on the sought-after "Avenue" in Blaby. Retaining many original features, the property offers beautifully proportioned accommodation, high ceilings and a generous plot with scope for further extension, subject to planning consent. An internal viewing is essential to fully appreciate this wonderful home.

Entering through the pretty stained-glass front door, the welcoming hallway features attractive tiled flooring, stairs rising to the first floor and access to the main living accommodation.

The generous living room is a cosy and inviting space with a beautiful fireplace. The heart of the home is the impressive kitchen diner, filled with natural light from the bi-folding doors opening onto the garden. The kitchen has been fitted with shaker-style wall and base units, contrasting solid wood work surfaces, metro wall tiling and a Belfast sink. There is space for a range cooker and American-style fridge freezer, whilst the breakfast bar provides a lovely space for informal dining and entertaining.

A separate formal dining room offers excellent flexibility and is currently used as a study. There is also a useful utility area and downstairs WC.

To the first floor are four bedrooms, three of which are generous doubles, with the fourth being a comfortable single. The principal bedroom benefits from a dressing area and en-suite shower room. The family bathroom complements the character of the home, featuring a freestanding bath, pedestal wash hand basin, low-level WC and Victorian-style heated towel rail.

Externally, there is a gravel driveway to the front with double gates providing access to the rear garden. There is also expired planning permission for a double garage, offering potential subject to any necessary consents.

The rear garden features a patio, lawn and a variety of established fruit trees, together with a timber summer house currently used as a gym.

