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 Hall

Living & Dining Area
19'02 x 14'08

Kitchen
7'03 x 11'01

Utility
7'08 x 7'04

Office
7'07 x 12'07

WC
4'03 x 7'03

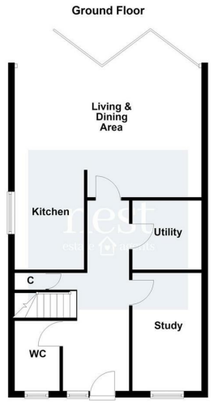
Bedroom One
9 min x 10'06

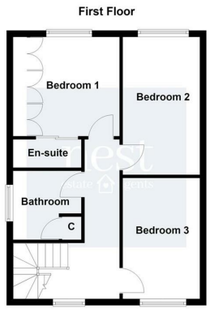
Bedroom Two
7'11 x 14'01

Bedroom Three
7'10 x 13'02

Bathroom
7'03 x 7'03

En-Suite
7'03 x 2'10







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.

Wigston Road, Blaby, Leicester LE8 4FU

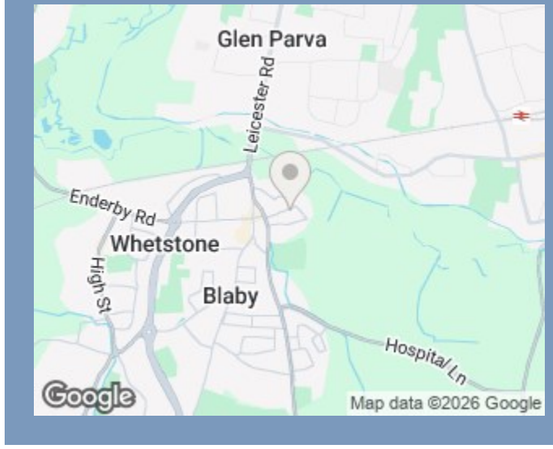
£325,000

The Story Begins

- Beautifully Maintained Home Situated Close To The Village Centre
- Bright And Welcoming Entrance Hallway
- Spacious Open-Plan Living And Dining Area With Log Burner And Bi-Fold Doors
- Fitted Kitchen With Integrated Appliances And Contrasting Worktops
- Separate Utility Room With Additional Storage And Laundry Plumbing
- Versatile Study, Ideal As A Home Office Or Playroom
- Three Double Bedrooms, With The Master Benefiting From Fitted Wardrobes And En-Suite
- Family Bathroom With Bath And Overhead Shower
- Low-Maintenance Rear Garden And Driveway Providing Off-Road Parking
- Freehold Energy Rating - tbc Council Tax Band - C

Location Is Everything

This lovely home is set close to the village centre. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops, Iceland and Aldi supermarket, a post office, two pharmacies and health centres, a hotel, a library, a dentist, two Primary Schools with a secondary school in the next village, several churches and Bouskell & Northfield Park . Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.











Inside Story

Situated close to the village centre, this beautifully presented home has been lovingly maintained by its current owners and is now ready to welcome its next. The bright and welcoming entrance hallway sets the tone for the accommodation throughout. The spacious open-plan living and dining area forms the heart of the home, featuring an attractive log burner and bi-fold doors opening out onto the rear garden. There is ample space for multiple sofas and a family dining table, making this the perfect space for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, complemented by contrasting worktops, and benefits from a fitted oven and grill, gas hob with extractor hood, integrated microwave and fridge freezer. The separate utility room provides additional storage, ideal for coats and shoes, along with plumbing for a washing machine and tumble dryer. There is also a versatile study, offering the flexibility to suit a variety of needs, whether as a home office, playroom or additional reception space. Completing the ground floor is a useful WC and understairs storage cupboard.

To the first floor are three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes spanning one wall and a private en-suite comprising a shower, WC and wash basin. The family bathroom is fitted with a bath and overhead shower, WC, wash basin and additional cupboard storage.

Externally, the low-maintenance rear garden provides an ideal space to relax and enjoy the outdoors, while to the front, a driveway offers convenient off-road parking.

Early viewings are highly recommended to fully appreciate all that this lovely home has to offer.

