

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 Hallway

### Living Room

17'8 x 11'3

### Family room With Kitchen & Dining

19'1 max x 11'3 max

### Bedroom One

13'2 x 11

### En-Suite

### Walk In Wardrobe

### Bedroom Two

15'9 x 10

### Bedroom Three

13'1 x 11'8

### Bedroom Four

10'6 x 10

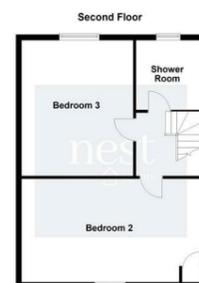
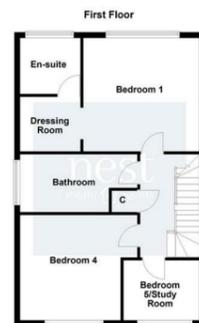
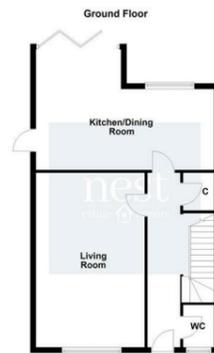
### Bedroom Five / Home Office

8'7 x 6'7

### Shower Room

### Bathroom

### Double Garage With Loft Space



Cranmer Close, Blaby, Leicester LE8 4AY  
£475,000

**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

- Spacious Detached Family Home
- Family Kitchen/Breakfast Room
- Living Room
- Ground Floor Cloakroom
- Master Bedroom With Walk In Wardrobe & En-Suite
- Five Bedrooms
- Bathroom & Shower Room
- Enclosed Garden
- Off Road Parking & Double Garage With Loft Space
- Freehold EPC - B Council Tax Band - E

# Location Is Everything

Positioned in a cul-de-sac in an exclusive development, this home stands proudly back from the road, non overlooked to the rear with views over a sports field. Blaby offers a wide range of amenities to suit all needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library, and dental surgery. Families will appreciate the two well-regarded primary schools in the village, with a secondary school located nearby in the next village. Blaby is also home to several churches and beautiful green spaces, such as Bouskell and Northfield Park, perfect for recreation and relaxation. Blaby is highly regarded for its convenient access to Leicester city centre and excellent transport links to the motorway network. The village also features a designated conservation area, full of charm and character, perfect for leisurely strolls and enjoying the rich local heritage.



# Inside Story

Positioned within a unique and small development in Blaby, this standout detached three-storey home delivers superbly spacious, beautifully flexible living, perfectly suited to modern family life.

Step inside to a bright, welcoming entrance hall with handy storage and a convenient ground-floor WC, before discovering the true heart of the home, overlooking the garden. A stylish open-plan family room combines a superb fitted kitchen with a generous dining space, offering ample worktops and cupboard storage—ideal for everything from busy weekday routines to effortless entertaining. A cook's dream, the kitchen features three multifunction ovens and a proving drawer/plate warmer, a hob with extractor, integrated white good appliances, wine fridge, and a central island that's perfect for morning coffees.

The lounge is both cosy and impressively presented, creating a relaxing retreat at the end of the day.

Upstairs the first floor hosts a stunning master suite complete with walk in wardrobe and a sleek en-suite shower room, the owners advise you can watch a stunning sunsets from the window, an instant wow-factor for anyone who loves extra space, and a sleek en suite shower room, alongside two further well-sized bedrooms and a contemporary family bathroom. complete with a bath, wash hand basin and low level wc.

The second floor elevates the versatility even further with two additional bedrooms with skylights and an extra shower room—ideal for teenagers, guests, home working, or creating a more independent living zone and also the flexibility for multi generational living

Outside, the rear garden is landscaped, with a raised vegetable patch, a patio for al fresco dining and a lawn for children to play.

To the front, a driveway provides off-road parking and a detached double garage, with up-and-over doors, combining secure parking with excellent loft storage. An exceptional home in a brilliant setting that truly needs to be seen.

