1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hall

Kitchen & Living And Dining Area
20 (max) 12'06 (min) x 22'10(max) x 9'04 (min)

WC

Bedroom One
12'02 max x 9'03

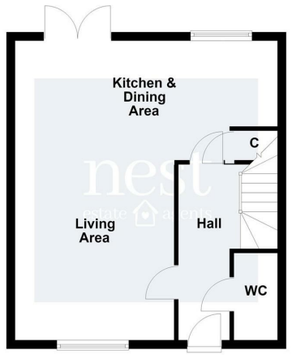
Bedroom Two
10'01 x 10'05

Bedroom Three
6'11 x 9'07

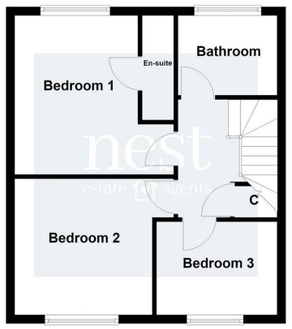
Bathroom
6'10 x 6'04

En-Suite
3'02 x 8'01

Ground Floor



First Floor





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.

Saville Road, Blaby, Leicester LE8 4HQ

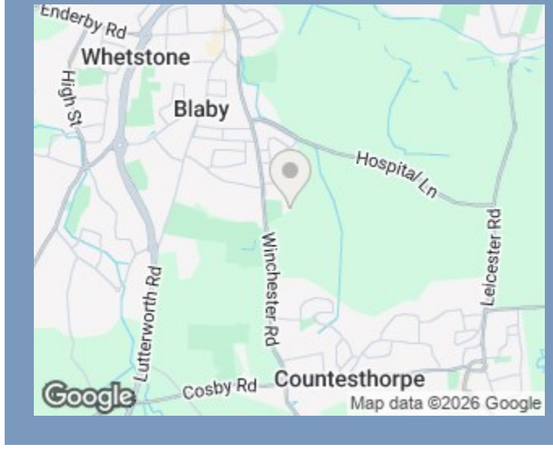
£315,000

The Story Begins

- Beautiful Semi-Detached Family Home
- Stunning Open Field Views To The Rear
- Spacious Open-Plan Living And Dining Area
- Modern Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms And One Spacious Single Bedroom
- Principal Bedroom With En-Suite Shower Room
- Family Bathroom And Ground Floor WC
- Enclosed Rear Garden With Patio And Garage Access
- Off-Road Parking
- Freehold Energy Rating- B Council Tax Band - C

Location Is Everything

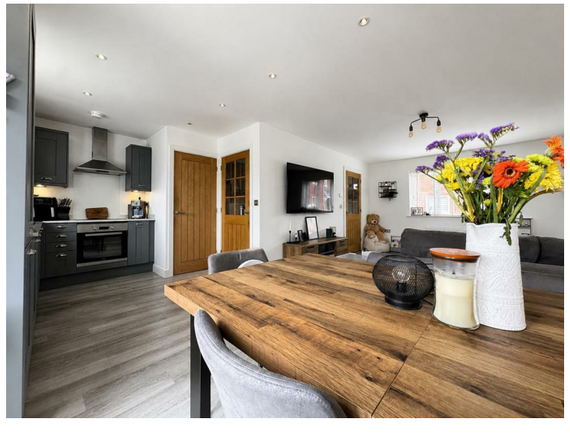
Blaby offers a wide range of amenities to suit all needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library, and dental surgery.
Families will appreciate the two primary schools in the village, with a secondary school located nearby in the next village. Blaby is 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

Welcome to this beautiful semi-detached home, ideally positioned with stunning views over open fields to the rear. Offering modern, spacious and versatile living accommodation, this lovely property is sure to be one to impress.
Upon entering, the spacious entrance hall provides a welcoming first impression, with useful space for coats and shoes and access to the main living accommodation.
The impressive open-plan living, dining and kitchen area provides a fantastic space for modern family life. The living area offers plenty of room for multiple sofas, while the dining area comfortably accommodates a family dining table, making this a wonderful space for both relaxing and entertaining.
The modern kitchen is fitted with a range of wall and base units, complemented by integrated appliances including an oven, induction hob with extractor over, fridge freezer and dishwasher. A useful understairs storage cupboard provides additional practical storage, while a ground floor WC completes the downstairs accommodation.
To the first floor, there are two generous double bedrooms and a further spacious single bedroom. The principal bedroom benefits from its own en-suite shower room, while the family bathroom is fitted with a bath with overhead shower, WC and wash hand basin. A useful storage cupboard on the landing provides further convenience.
Outside, the rear garden is mainly laid to lawn with a patio area, creating the perfect setting for outdoor dining and enjoying the peaceful surroundings. The stunning open field views to the rear are a particular highlight and really need to be seen to be appreciated.
To the front, there is off-road parking along with a garage, which can be accessed from both the front of the property and the rear garden.
We highly recommend an internal viewing to fully appreciate the excellent accommodation, modern living space and beautiful views this wonderful home has to offer



