

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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nest  
ESTATE AGENTS

## Room Sizes

### Entrance Hall

Office  
6'6 x 7'4

Living Room  
12'8 x 12'1

Family Room  
18 x 12'2

Downstairs WC  
2'8 x 6

Kitchen  
12 x 8'5

Utility Room  
7'4 x 6'5

Living Area  
7'3 x 9

Annex Bedroom  
8'7 x 11'1

Annex Shower Room  
4'8 x 8'7

Gym  
10'3 x 12'11

Games Room  
19'6 x 10'1

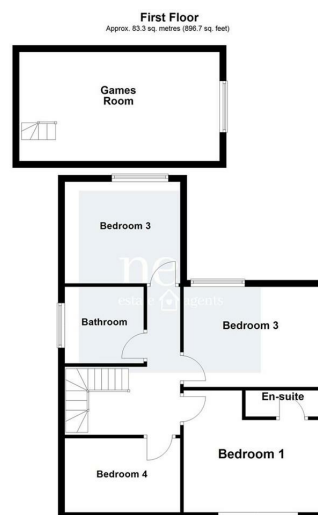
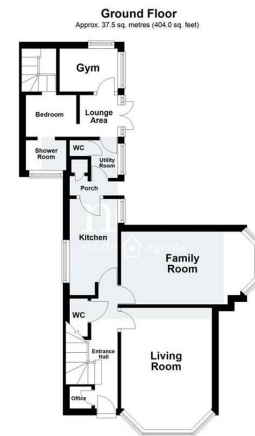
Bedroom One  
13'7 x 12'2

En Suite  
4'2 x 8'5

Bedroom Two  
14'3 x 12'2

Bedroom Three  
10'9 x 10'3

Family Bathroom  
7'8 x 7'7



**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.

Lutterworth Road, Blaby, Leicester LE8 4DN

Offers Over £550,000

# The Story Begins

- Detached Family Home
- Entrance Hall, Office & Downstairs WC
- Living Room, Family Room & Kitchen
- Annex with bedroom, Shower room, Living Room & Gym
- Games Room & Utility Room
- Four well proportioned bedrooms
- Family Bathroom
- Enclosed rear garden with outdoor bar
- Gated driveway
- Freehold | Council tax band F | EPC Rating E

# Location Is Everything

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, butchers & bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell and Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks with a direct line to London. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.



# Inside Story

Welcome to this wonderful four-bedroom detached family home. As you step through the front door, you are greeted by a gallery-style entrance hall featuring dogleg stairs that ascend to the first floor, along with doors leading to the downstairs living areas.

This home offers a convenient at-home office and a downstairs WC equipped with a low-level WC and wash hand basin. The formal living room, complete with a bay window, is perfect for entertaining guests, while the adjacent family room provides a cozy space for relaxed family nights in.

The heart of the home is undoubtedly the character-filled kitchen, fitted with an array of wall and base units, and boasting a breakfast bar that seats the entire family. It is equipped with integrated appliances, including a dishwasher, American-style fridge freezer, and a range-style cooker.

A porch leads you into the annex, where you will find a utility room with plumbing for a washing machine and space for a tumble dryer. The annex also includes a living area, a bedroom, and a shower room, as well as a fully equipped gym and a games room located on the first floor.

Returning to the main house, the first floor features four well-proportioned bedrooms, with the master bedroom benefiting from an en suite shower room that includes a shower and wash hand basin. A luxurious family bathroom is also located on this floor, featuring a sleek slipper bath, wash hand basin, and low-level WC.

Externally, the property boasts a gated driveway at the front and back. The rear garden includes a charming garden bar, a lawn area, and a patio that wraps around the side of the property, providing ample space for entertaining family and friends during the warmer months.

