

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk)  
[www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

## Room Sizes

### Entrance Hall

### Living Room

11 x 19'06

### Kitchen

10'04 x 8'11

### Dining Area

8'11 x 7

### Bedroom One

11'01 x 11'07

### Bedroom Two

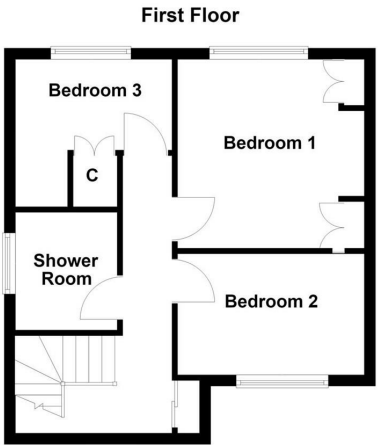
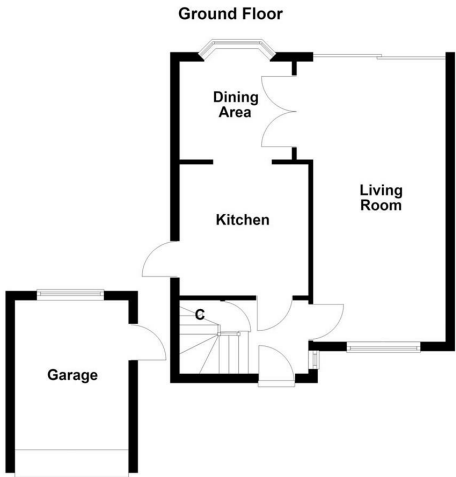
11'01 x 7'07

### Bedroom Three

8'11 max x 10'08 max

### Shower Room

6 x 6'11



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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 4DP

£290,000

# The Story Begins

- Detached Home In Popular Blaby Location
- Entrance Hall Providing Access To Kitchen And Living Room
- Fitted Kitchen With Wall And Base Units
- Open Plan Dining Area Overlooking The Rear Garden
- Dual Aspect Living Room With Garden Access
- Three Double Bedrooms
- Family Shower Room With Three-Piece Suite
- Rear Garden, Garage And Off-Road Parking
- Freehold
- EPC - D Council Tax Band - C

# 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

Welcome to this detached family home, perfectly situated in the popular village of Blaby and within walking distance of a range of local amenities. Offering spacious accommodation throughout, this property provides an excellent opportunity.

Upon entering the property, the entrance hall provides access to the main living accommodation. The fitted kitchen offers a range of wall and base units, space for an oven, plumbing for a washing machine, and space for a fridge and freezer. A useful side door provides direct access to the rear garden. The kitchen opens through to the dining area, which offers ample space for a dining table and enjoys views over the garden. The spacious living room can also be accessed from the entrance hall and benefits from a dual-aspect outlook, allowing plenty of natural light to flow through the room. Sliding doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Venturing upstairs, the property offers three double bedrooms, providing plenty of space for family living. Completing the first floor is the family shower room, fitted with a shower cubicle, wash basin and WC. Outside, the rear garden is mainly laid to lawn with a patio area, providing the perfect space for outdoor dining and entertaining. The garage can be accessed directly from the garden as well as from the front of the property, where there is also the added benefit of off-road parking.

