

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Front

Lounge
16'03" max x 15'02"

Dining Area
9'1" x 7'10"

Kitchen
9'1" x 8'4"

First Floor Landing

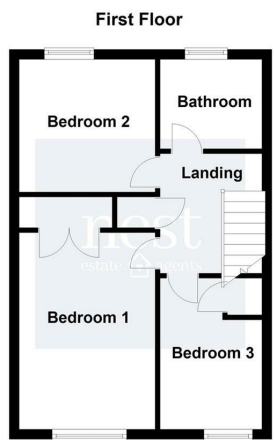
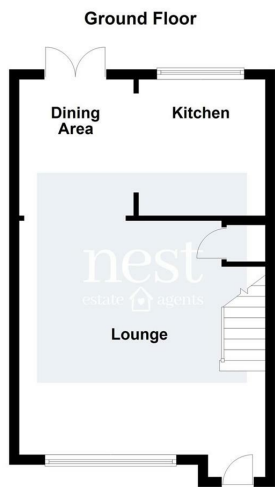
Bedroom One
13'0" x 9'0"

Bedroom Two
9'0" x 8'11"

Bedroom Three
10'0" x 7'0"

Family Bathroom

Garden



Desford Road, Thurlaston LE9 7TE

£320,000

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

- Stunning Semi Detached Family Home
- Modern & Contemporary Open Plan Living
- Lounge With Feature Fireplace
- Modern Fitted Kitchen & Separate Dining Area
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Off Road Parking For Several Cars & Garage
- Enclosed Rear Garden
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band C

Location Is Everything

Rarely do homes in the popular village of Thurlaston come available an early viewing comes highly recommended. Thurlaston village is approximately 8 miles from the city of Leicester, enjoy a rural lifestyle with the benefits of easy access to city-life and motorway connections nearby. Thurlaston is a lively and active community enjoying a wide range of activities. With it's Public House and Bistro, café, garden centre, church and local groups and the annual village Fete – Thurlaston offers something for everyone. With a highly regarded Primary School there is a choice of further education found locally. A truly delightful place to live.



Inside Story

This exceptional family home, impeccably presented and situated in the picturesque village of Thurlaston. As you enter, you are welcomed by a stylish wood-effect floor that seamlessly extends throughout the ground floor living spaces. A staircase leads you to the first floor. The lounge, while open-plan, exudes a cosy atmosphere with its chic neutral decor and a convenient under-stairs cupboard for storage. Transitioning into the dining area, you'll find French doors that offer views of the garden, regardless of the season. This inviting space flows effortlessly into the kitchen, where cooking, dining, and entertaining become a pleasurable experience. The modern kitchen features elegant cream shaker-style cabinetry complemented by a walnut-effect countertop, a sink drainer, and trendy brick-effect tiling. It comes equipped with integrated appliances, including an oven with an electric hob and extractor fan, a fridge freezer, a dishwasher, and plumbing for a washing machine. Ascending to the first floor, you'll discover an airing cupboard, loft access, and three bedrooms—two generously sized doubles and a single. The family bathroom boasts a stylish white suite, which includes a pedestal wash hand basin, a low-level WC, a bath with an overhead shower and glass screen, a heated towel rail, and contemporary wall tiling. Outside, the front of the property features a driveway that provides off-road parking for several vehicles, along with a side access gate leading to the rear garden. The outdoor space includes a patio area, perfect for al fresco dining during the warmer months, alongside raised flower beds, a gravel area, a lawn, and a garden gate leading to the garage. Access to the garage, which has an up-and-over door, is conveniently located via the driveway from Desford Road, offering additional off-road parking. To truly appreciate its charm, a personal viewing is highly recommended.

