

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

21'01 x 12' (6.43m x 3.66m)

#### Study

8'10 x 6'08 (2.69m x 2.03m)

#### Family Living Kitchen

20'01 x 16'02 (6.12m x 4.93m)

#### Utility

5'08 x 8'10 (1.73m x 2.69m)

#### Downstairs Cloakroom

3'05 x 8'10 (1.04m x 2.69m)

#### Landing

#### Bedroom One

11'02 x 16'02 (3.40m x 4.93m)

#### En Suite

5'04 x 8'10 (1.63m x 2.69m)

#### Bedroom Two

10'04 x 12'03 (3.15m x 3.73m)

#### Bedroom Three

10'04 x 12'03 (3.15m x 3.73m)

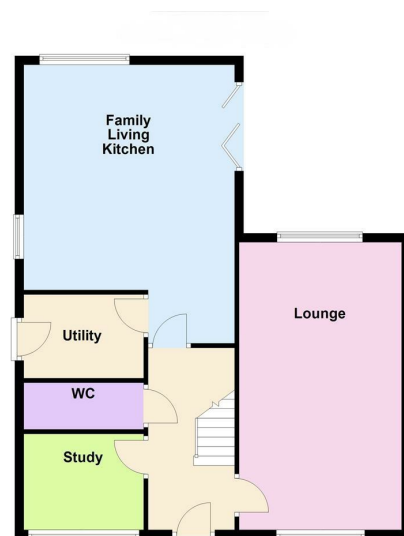
#### Bedroom Four

15'06 x 8'10 (4.72m x 2.69m)

#### Family Bathroom

5'01 x 7'10 (1.55m x 2.39m)

#### Garage



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

94 Saville Road, Blaby, LE8 4HQ

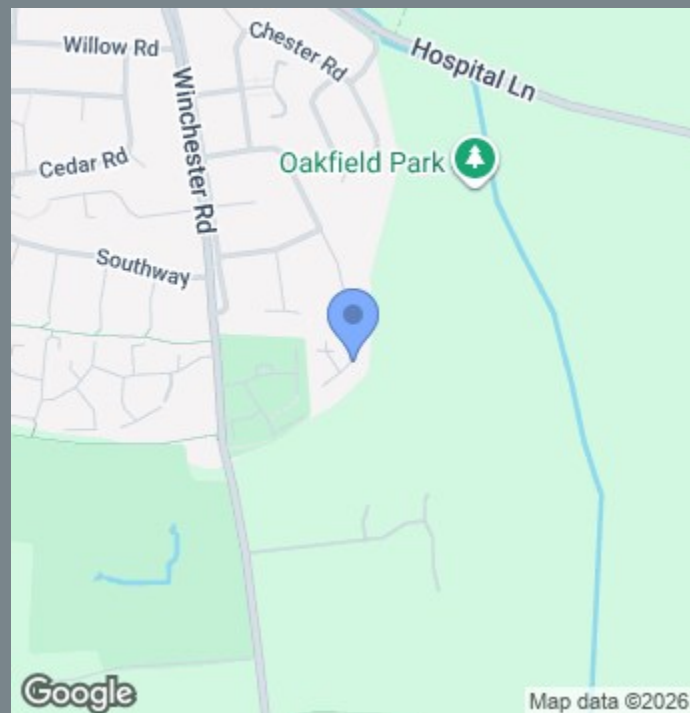
Offers In Excess Of £425,000

# OVERVIEW

- Spacious Family Home On Modern Development
- Fabulous Location
- Entrance Hall, Utility & Lounge
- Family Living Kitchen
- Study & Downstairs Cloakroom
- Four Bedrooms
- En Suite To Primary & Family Bathroom
- Landscaped Garden With Open Views
- Driveway & Garage
- EER - B , Freehold, Tax Band - E

## LOCATION LOCATION....

Saville Road in Blaby is a wonderfully well-established location that offers a welcoming community feel along with excellent local amenities. Families benefit from highly regarded nearby schools such as Blaby Stokes Primary, Blaby Thistly Meadows Primary & Glen Hills Primary, making it a great area for children of all ages. The village enjoys plenty of green space, with Bouskell Park providing beautiful woodland walks, open lawns & the historic ice house—an ideal spot for weekend strolls and family time. Blaby itself has a lively centre with a great mix of independent shops, cafés, pubs, a post office, supermarkets & everyday essentials all close at hand. Transport links are strong, with regular bus services into Leicester, easy access to the M1 & M69 motorway network, and nearby train stations in Narborough and South Wigston for travel further afield.



# THE INSIDE STORY

*This stunning & spacious detached family home, built in 2019 and still covered by the NHBC guarantee, offers modern living at its finest with a host of thoughtful upgrades throughout. Positioned with beautiful open views to the rear, it provides a sense of peace and privacy while maintaining all the comforts of a contemporary home. A welcoming hallway leads into the elegant lounge, a bright and airy dual-aspect space with windows to both the front & rear—perfect for relaxing, entertaining or enjoying family time. A separate study offers an ideal spot for working from home, a quiet reading nook or even a creative hobby space. The impressive family living kitchen is the true heart of the home, fitted with sleek white units, contrasting work surfaces, an eye-level double oven and a luxurious boiling water tap. With plenty of room for dining and soft seating, it's a wonderful space for everyday living and hosting. Bi folding doors open fully into the garden, creating an effortless indoor-outdoor flow and making this a fabulous space for summer gatherings. The adjoining utility room keeps day-to-day tasks neatly hidden away, while a downstairs cloakroom adds further convenience. Upstairs, the spacious landing leads to four beautifully presented bedrooms. The primary bedroom features its own en suite, offering a private retreat, while the modern family bathroom serves the remaining bedrooms with ease—perfect for busy mornings or relaxed evenings. Outside, the property continues to shine with a driveway and garage providing ample parking and storage. The landscaped rear garden is designed for low-maintenance enjoyment, featuring a stylish patio ideal for alfresco dining & entertaining, artificial grass for year-round greenery and those lovely open views beyond. This exceptional home combines space, style & practicality in a truly fantastic location.*

