1a Lutterworth Road Blaby, Leicester, LE9 1RG
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nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room
15'04 x 11'03

Family Room / Dining Room
16 x 12'09

Kitchen
7'06 x 12'05

WC

Bedroom One
16'2 max x 13'3

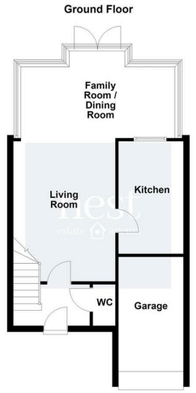
Bedroom Two
9 x 8'08

Bedroom Three
10'02 x 7'05

En-Suite
5'07 x 5'09

Shower Room
7'01 x 5'07

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 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.

Jewsbury Way, Thorpe Astley, Braunstone, Leicester LE3 3RR

Offers Over £295,000

The Story Begins

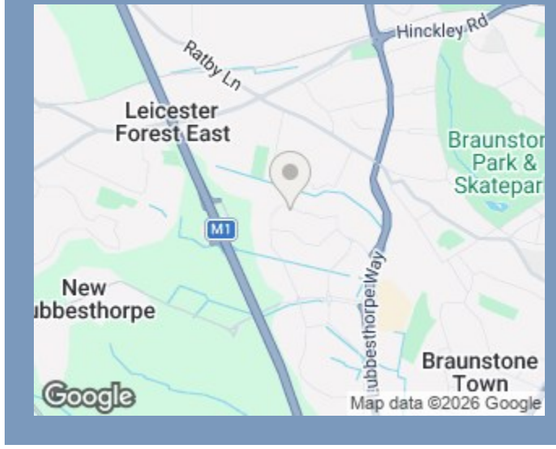
- Stunning Semi Detached Family Home
- Beautifully Improved Throughout
- Generous Accomodation
- Entrance Hallway & Downstairs WC
- Living Room & Extended Family / Dining Room
- Stylish Refitted Kitchen
- Three Bedrooms & Shower Room
- En-Suite To Main Bedroom
- Landscaped Garden, Driveway & Garage
- Freehold, Energy Rating D, Council Tax band C

Location Is Everything

Thorpe Astley is a modern and popular residential area, ideally positioned for those looking for convenience and excellent transport links. The area is particularly well placed for access to the motorway network, while Leicester city centre is also easily accessible.

For entertainment and leisure, Meridian Leisure Park is close by and offers a Vue cinema along with a fantastic selection of restaurants, providing plenty of choice for an evening out.

Fosse Park is also just a short drive away and offers an excellent range of shopping facilities, including clothing, sports and homeware stores, a flagship Marks & Spencer and two large supermarkets. With such a convenient location and a great selection of amenities nearby, Thorpe Astley is a popular choice for families and professionals alike.











Inside Story

This wonderful semi-detached family home is situated in a popular and convenient location on Jewsbury Way. Having been considerably improved by the current owner, the property is presented in immaculate condition throughout and offers beautifully appointed accommodation that is ready for the new owner to move straight in and enjoy. An internal viewing is highly recommended.

Upon entering, the welcoming hallway provides access to the downstairs WC and living room. The living room features tasteful décor and flows seamlessly into the impressive family room, which is undoubtedly one of the highlights of this lovely home. Originally a conservatory, this exceptional room has been thoughtfully converted into a substantial and versatile living space, offering plenty of room for family gatherings, relaxation or entertaining. With an abundance of natural light and French doors opening directly onto the garden, it is a fabulous addition that can be enjoyed all year round.

The kitchen has been refitted with a stylish range of sleek wall and base units, complementary work surfaces and built-in appliances, creating a contemporary and practical area for everyday living.

To the first floor are three well-proportioned bedrooms, each benefiting from fitted wardrobes, together with a modern family shower room. The generous principal bedroom enjoys the added benefit of its own contemporary en-suite shower room.

Outside, the property continues to impress. The front provides a driveway with a combination of hardstanding and gravelled areas, offering parking for multiple vehicles and leading to the garage.

The rear garden has been beautifully landscaped to create an attractive and easy-to-maintain outdoor space. There is a patio area ideal for outdoor dining, raised beds and an artificial lawn, providing an excellent setting for relaxing or entertaining during the warmer months.

A fantastic opportunity to acquire a beautifully presented and significantly improved family home.



