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

Room Sizes

Entrance Porch & Hallway

Lounge
11'09 x 12'06

Living Area
21'10 x 10'09

Kitchen & Dining Area
15'06 max x 37'08 max

WC

Bedroom One
11'10 x 12'11

Bedroom Two
10'01 x 12'03

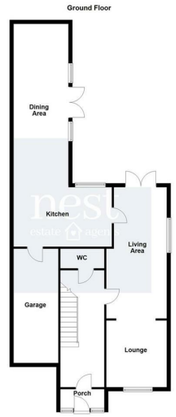
Bedroom Three
6'03 x 14'08

Bedroom Four
7'09 x 9'03

Bathroom
8'09 x 5'04

Shower Room
6'03 x 6'07

Garage
6'05 x 19'02







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.

John Bold Avenue, Stoney Stanton, Leicester LE9 4DN

£399,950

The Story Begins

- Beautiful Detached Home
- Extended To The Side & Rear
- Porch, Hall & Lounge
- Downstairs WC & Family Room With French Doors
- Open Plan Living Dining Kitchen
- First Floor - Four Bedrooms
- Family Bathroom & Separate Shower Room
- Pretty Enclosed Garden & Driveway
- Integral Garage With Dog Wash
- Freehold, Energy Rating D, Council Tax Band C

Location Is Everything

Stoney Stanton is a charming village situated within the Blaby district of Leicestershire, approximately ten miles from Leicester city centre, offering excellent access to the motorway network. The village is well served by a range of local amenities, including a post office, hardware store, hairdressers, opticians, convenience shops and a traditional butcher's. Further benefits include a public library, the highly regarded Manor Field Primary School, and a selection of welcoming public houses, all contributing to a strong sense of community and convenience.











Inside Story

This wonderful detached home is a perfect choice for families, situated on a highly sought-after road in Stoney Stanton.

Having been thoughtfully extended to both the side and rear, this impressive home offers generous and versatile accommodation, and an internal viewing is essential to fully appreciate the space, flow, and high standard of presentation throughout.

The property is entered via a welcoming porch and entrance hallway, which also provides access to a convenient downstairs WC. To the front aspect is a beautifully presented living room, featuring a fireplace that creates a warm and inviting focal point.

The family room benefits from French doors opening directly onto the rear garden and flows effortlessly into the stunning open-plan kitchen. The kitchen has been beautifully re-fitted and is designed with modern family living in mind, featuring a central island, a formal dining area, and an additional relaxed seating space. This exceptional open-plan layout creates a real sense of space and connection, ideal for both everyday living and entertaining.

Adding to the appeal, further French doors from the open-plan kitchen/dining/living area seamlessly extend the living space outdoors, creating a wonderful indoor-outdoor lifestyle and allowing natural light to flood the room.

The garage is accessible internally and benefits from an electric roller door, as well as a practical dog wash area.

To the first floor are four well-proportioned bedrooms, a stylish family bathroom, and a separate shower room, providing excellent flexibility for family living.

Externally, the property offers ample off-road parking to the front. To the rear is a beautifully maintained garden, featuring a patio area ideal for outdoor dining, a well-kept lawn, and a vegetable patch, creating a private and highly usable outdoor space for all the family to enjoy.



