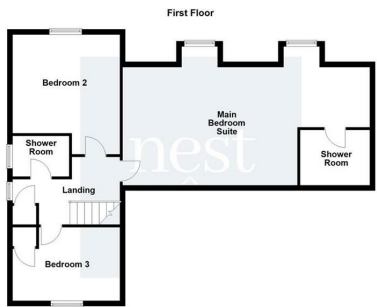


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk

## Room Sizes

- Porch
- Hallway
- Living Room  
20'1 x 12'6
- Dining Room  
16 x 10'8
- Breakfast Kitchen  
16'1 x 9'1
- Utility Room  
9'1 x 7'1
- WC
- Downstairs Shower Room
- Bedroom Four  
11'5 x 10'9
- Bedroom Five  
11'9 x 7'3
- Study  
11'5 x 9'3
- First Floor Landing
- Main Bedroom Suite  
25'9 max x 14'7 max
- En-Suite Shower Room
- Bedroom Two  
13'1 x 12'4
- Bedroom Three  
12'5 x 8'10
- Family Bathroom
- Double Garage  
18'10 x 17'6



**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  
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**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.



Main Street, Peatling Parva, Lutterworth LE17 5PU

Price Guide £580,000

# The Story Begins

- Spacious and versatile five/six-bedroom detached home in a highly desirable South Leicestershire village.
- Stunning south-east facing English country garden with mature planting, orchard elements, and a picturesque babbling brook.
- Bright and welcoming sitting room with Inglenook fireplace, oak mantle and French doors to the garden.
- Flexible ground-floor layout with three bedrooms/study and shower room—ideal for guests, multigenerational living or a teenager suite.
- Contemporary refitted breakfast kitchen with extensive cabinetry, breakfast bar and quality integrated appliances including Neff ovens and a Quooker tap.
- Elegant main bedroom with bespoke fitted cabinetry, dormer window seats and stylish ensuite.
- Ample parking with block-paved driveway and a detached double garage set perpendicular to the house.
- Beautifully landscaped grounds featuring a large terrace, vegetable garden, greenhouse, powered wendy house and meandering garden paths.
- Awaiting Energy rating Council tax band G & Freehold
- GUIDE PRICE £580,000 - £600,000

# Location Is Everything

Peatling Parva is a delightful and picturesque village set amidst attractive rolling Leicestershire countryside, approximately five miles north of Lutterworth. The nearby town provides excellent shopping, schooling, and leisure facilities, making the village an ideal balance of rural charm and convenience. Within Peatling Parva itself is the highly regarded pub and restaurant, The Shires, a popular spot for both locals and visitors. The village also offers a welcoming community feel, supported by amenities such as the Village Hall and the historic St Andrew’s Church.



# Inside Story

Eastbrook is an impressive and versatile five/six-bedroom detached home set in one of South Leicestershire’s most desirable villages. Offering generous accommodation across two floors and a breathtaking English country garden complete with a babbling brook, it blends rural charm with excellent access to Midland commuter routes—ideal for both families and downsizers seeking space, comfort and tranquillity.

Inside, the welcoming hall leads to a bright and cosy sitting room featuring a striking Inglenook fireplace with rustic oak mantle and French doors opening onto the garden. The adjoining dining room—also suited as a family room or playroom—enjoys further French doors to the patio. The refitted breakfast kitchen at the front provides extensive contemporary cabinetry, plentiful work surfaces, a breakfast bar and a range of high-quality integrated appliances. A utility room with additional storage and garden access sits alongside.

The ground floor also offers superb flexibility, with two rear bedrooms and a front single bedroom/study, plus a modern shower room. This wing of the property could be reconfigured into self-contained guest, relative or teenager accommodation (subject to consents).

Upstairs, the spacious landing leads to the elegant master bedroom with bespoke fitted cabinetry, twin dormer window seats with storage, and a stylish ensuite. Two further double bedrooms and a family bathroom complete the first floor.

Outside, a block-paved driveway provides ample parking and leads to the detached double garage. A secure gate opens to a charming terrace linking the house and garage. The south-east facing rear garden is a true highlight—beautifully landscaped with a large patio, abundant planting, mature trees including magnolia and fruit trees, and a shaped lawn with winding paths. A picket fence leads to a lower garden with vegetable beds, greenhouse, powered timber wendy house and steps down to the picturesque brook at the boundary.

