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

nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

Lounge
11'05 x 14'9

Play Room / Study
11'05 x 12'01

Breakfast Kitchen & Living Area
19'06 x 15

Utility
5'09 x 6'02

Downstairs Shower Room
4'10 x 5'06

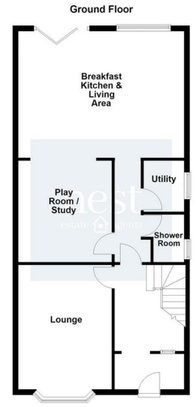
Bedroom One
17'09 x 15'01

Bedroom Two
13'02 x 11'6

Bedroom Three
11'06 x 12'02

Bathroom
14 max x 9'04 max

En-Suite
8 x 5'10







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.

Welford Road, Knighton. LE2 6EP

Price Range £450,000

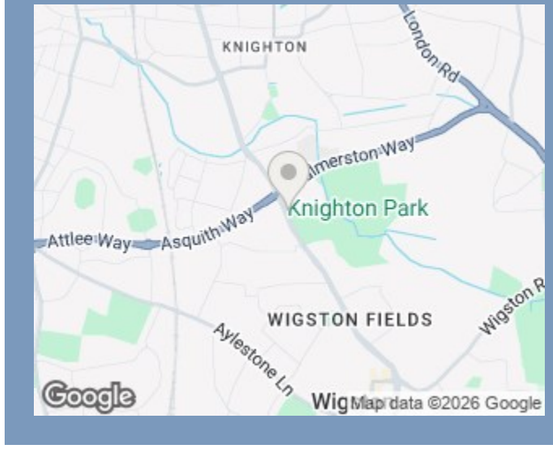
The Story Begins

- Traditional Charm, a Brand-New Feel and a Beautiful Finish in Every Room.
- Spacious Lounge Featuring A Bay Window And Cosy Log Burner
- Versatile Second Reception Room Ideal As A Dining Room, Playroom Or Home Office
- Stunning Open Plan Breakfast Kitchen And Living Area With Integrated Appliances And Central Island
- Useful Utility Room And Modern Ground Floor Shower Room
- Two Generous Double Bedrooms Served By A Spacious Four Piece Family Bathroom
- Impressive Principal Bedroom Occupying The Second Floor With Luxury En Suite
- Generous Rear Garden Ideal For Entertaining And Off Road Parking To The Front (the current owner feels electric gates would finish the house perfectly)
- Beautifully Presented Throughout With Early Viewing Highly Recommended
- Freehold - EPC - (Awiating new EPC) Council Tax Band - C - Price Guide £450,000 - £465,000

Location Is Everything

Knighton is one of Leicester's most desirable and established residential suburbs, renowned for its leafy streets, attractive homes and strong sense of community. Offering an excellent blend of peaceful suburban living and convenient access to Leicester city centre, the area is particularly popular with families and professionals alike.

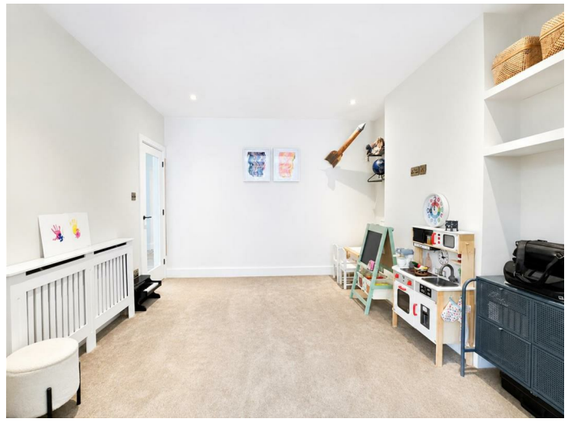
Residents benefit from a wide selection of highly regarded schools, an abundance of local amenities, independent cafés and shops, together with excellent transport links to the city centre, Leicester Railway Station and major road networks. The beautiful Knighton Park provides extensive open green space, woodland walks, sports facilities and play areas, making it ideal for families and outdoor enthusiasts.











Inside Story

A traditional home with a whole new lease of life. The current owners took this characterful property right back to brick and renovated it from top to bottom, giving it the crisp, fresh finish of a brand-new home. Inside, generous rooms and a soft, neutral palette create a welcoming space with the flexibility to suit family life. It's ready for you to move straight in and make it yours. The owners also envisioned a pair of electric wrought iron gates at the entrance..The welcoming entrance hall leads into a cosy lounge featuring a bay window and charming log burner. A second reception room offers flexibility as a dining room, playroom or home office.
The heart of the home is the impressive open-plan breakfast kitchen and living area, fitted with a range of wall and base units, contrasting worktops, integrated oven, microwave, fridge freezer and dishwasher, along with a gas hob and extractor. A central island provides seating, creating the perfect social space, while French doors and a rear-facing window flood the room with natural light.
The ground floor also benefits from a useful utility room with plumbing for a washing machine and tumble dryer, additional storage and a sink, alongside a stylish shower room with a walk-in shower, WC and wash basin.
To the first floor are two generous double bedrooms served by a spacious four-piece family bathroom featuring a separate shower, bath, WC and wash basin with additional storage.
Occupying the entire second floor is the impressive principal bedroom, complete with a luxurious en-suite shower room finished with marble-effect tiling and elegant gold accents.
Outside, the generous rear garden provides an excellent space for relaxing and entertaining, while the front of the property offers off-road parking.
This exceptional home has been thoughtfully renovated to a high standard throughout, a viewing is essential to appreciate the care that has gone into this home. Price Guide £450,000 - £465,000

