

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge
19'09x11'11 (6.02mx3.63m)

Conservatory
11'09x12'06 (3.58mx3.81m)

Kitchen Diner
16'11x8'04 max (5.16mx2.54m max)

Formal Dining Room
10'09x10'05 (3.28mx3.18m)

Bedroom One
13xx11'10 (3.96mxx3.61m)

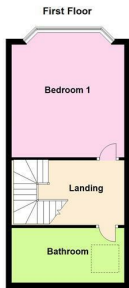
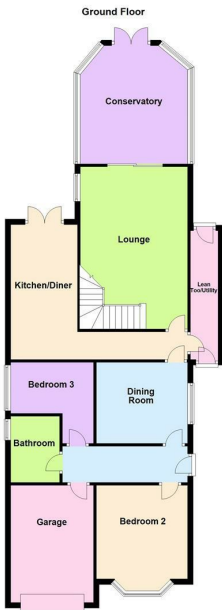
Bedroom Two
12x10'11 (3.66mx3.33m)

Bedroom Three
9'10x7 (3.00mx2.13m)

Upstairs Bathroom
10'10x6'02 (3.30mx1.88m)

Downstairs Bathroom
7'10x5'10 (2.39mx1.78m)

Garage
16'08x9'11 (5.08mx3.02m)



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, Leicestershire, LE8 4DW
Telephone: 0116 277 2277 • Email: blaby@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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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 277 2277 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.

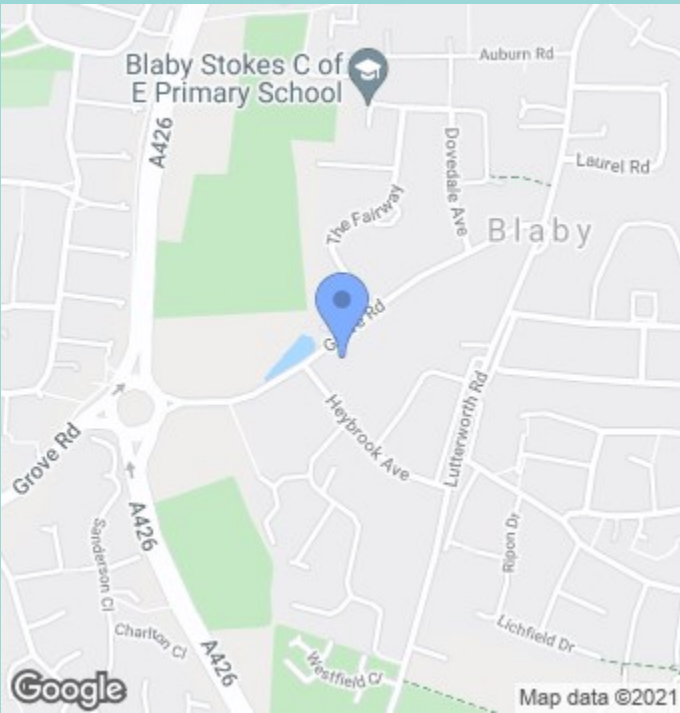
99 Grove Road, Blaby, Leicester, LE8 4DH
Guide Price £415,000

OVERVIEW

- GUIDE PRICE £415,000 - £425,000
- Immaculately Presented Detached Family Home
- Beautiful Lounge With Conservatory
- Kitchen Diner With Patio Doors To The Rear Garden
- Formal Dining Room
- Three Bedrooms
- Two Bathrooms
- Garage With Potential To Be A Fourth Bedroom
- Manicured Rear Garden With Brick Built Shed & Summer House
- EPC Rating E

LOCATION LOCATION....

Set back from the road this much loved home is located in the sought after village of Blaby. Blaby itself boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. Delightful place to live.



THE INSIDE STORY

GUIDE PRICE £415,000 - £425,000 Immaculately presented detached bungalow located on the sought after Grove Road in Blaby must be viewed to truly appreciate the space and attention to detail the current owners have used making this a home to be proud of. Entering into the light & airy entrance hall you find doors leading into your living accommodation. Cosy and welcoming the lounge has a feature fireplace ,perfect to relax and unwind after a long day whilst enjoying views out to the garden through the conservatory, a lovely additional living space that can be utilised to suit your families needs. The heart of this home is the kitchen diner, a wonderful space to enjoy cooking & informal dining. The kitchen itself is fitted with an array of shaker style wall and base units with solid oak work surfaces, space for a range cooker, under counter fridge freezer, inset sink with mixer tap and plumbing for a washing machine. Essential to any family home is the lean to/utility with additional storage space and access to the front and rear of the property. The separate dining room offers a wonderful space to enjoy socialising or meal times with family & friends. This home has three bedrooms with bedroom one being located on the first floor with its own three piece bathroom suite and bedroom two/three bedroom on the ground floor with another bathroom suite. Access to the garage can be found directly from the entrance hallways and could easily be adapted into a further living space or a fourth bedroom. Externally this home has the real wow factor. The manicured rear garden is any gardeners dream with mature trees lining the garden for an added sense of privacy, flower borders, a patio area for al fresco dining and a summer house hidden away at the bottom of the garden making a home gym, office space or storage. To the front off the property is a gravelled driveway providing off road parking for several vehicles. EPC Rating E

