

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

Room Sizes

Hallway

Downstairs WC

Kitchen

13'1" x 8'2"

Lounge

13'6" x 13'1"

Bedroom One

13'9" x 8'8"

Bedroom Two

13'1" x 8'8"

Bedroom Three

8'1" x 7'3"

Shower Room



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.

Clark Gardens, Blaby, Leicester LE8 4FH

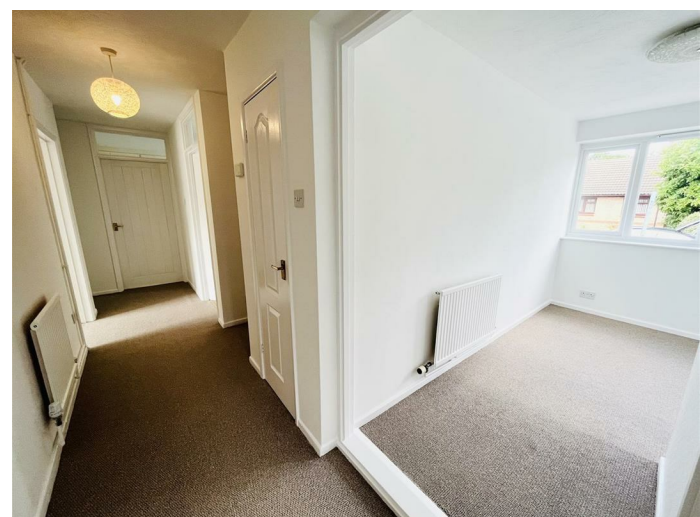
£320,000

The Story Begins

- Well Presented Detached Bungalow
- Porch, Hallway & Separate WC
- Fitted Kitchen With Door Leading Outside
- Cosy Lounge With Patio Door
- Three Well Proportioned Bedrooms & Shower Room
- Off Road Parking & Garage
- Landscaped Rear Garden
- NO UPWARD CHAIN
- GUIDE PRICE £320,000 - £330,000
- EPC Rating - D, Council Tax Band - D & Freehold

Location Is Everything

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell and 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.



Inside Story

GUIDE PRICE £320,000 - £330,000 Located in a quiet cul de sac, in the sought after village of Blaby, offered for sale with no upward chain, this well presented three bedroom detached bungalow is awaiting a new owner to call it their own, having recently been re decorated and new carpets fitted throughout. On entrance through the front door you are greeted with a large porch area with enough space to keep your shoes and hang coats. An essential to any home is a separate downstairs cloaks which has a low level wc and wash hand basin. The kitchen is fitted with an array of wall and base units, work surfaces along two walls, electric oven, gas hob with an extractor over, plumbing for a washing machine, space for a fridge and freezer and a door leading outside.

Cosy and inviting the lounge is a bright spacious room with ample space for a table and chairs for family meals or entertaining and patio doors leading out onto the garden, bringing the outside in. Continuing on you will find three well proportioned bedrooms, two being doubles and having fitted wardrobes and a good size single. The shower room consists of a white three piece suite, a low level wc, wash hand basin and a shower cubicle. Externally this home has off road parking for several cars with the driveway leading to the single detached garage. To the rear the garden is landscaped, with a lawn area, mature trees and planted flower beds, a generous patio area perfect for outside entertaining in the warmer summer months. There is also another gravelled sitting area to the rear of the garden. nest highly recommended a viewing to see the full potential and size of the plot this home has to offer.

