

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Porch

### Hallway

### Bedroom One

11'51" x 10'77" max

### Bedroom Two

10'03" x 7'87"

### Shower Room

7'32" x 4'82"

### Living Room

13'85" x 10'61"

### Kitchen

10'98" x 7'6"

### Garage

16'14" x 9'35"



**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.

Holliers Way, Croft, Leicester LE9 3ER

£230,000



# The Story Begins

- Fabulous Detached Bungalow
- Porch & Hallway
- Living Room With Feature Fireplace
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Enclosed Garden
- Carport & Garage
- No Upwards Chain
- EPC RATING - C, COUNCIL TAX BAND - C & FREEHOLD

# Location Is Everything

The attractive village of Croft has a selection of stone cottages, some with thatched roofs and the River Soar passing through the village. Enjoy a walk up Croft quarry nature trail it's a dog walker's paradise with beautiful views for miles around. There are good commuter routes to the motorway networks, Naborough train station and the city centre. There is a selection of local amenities including Croft C of E Primary School, the Heathcote arms and convenience store.



# Inside Story

Introducing a charming, detached bungalow situated in a cul-de-sac within a village location. This property offers an array of features and benefits, making it an ideal opportunity for those seeking a comfortable and convenient living space. Upon entering the property, you are greeted by a welcoming hallway that provides access to all main areas of the bungalow. The living room, a spacious and inviting room, is perfect for relaxation and entertaining guests. Natural light floods in through large windows, creating a bright and airy ambiance.

The kitchen is well-equipped with a range of wall and base units, offering ample storage space for all your culinary needs. Fitted with wall and base units, plumbing for a washing machine, cooker space a sink drainer with worksurfaces around. The layout of the kitchen provides easy access to the rear of the property, offering convenience for outdoor entertaining and gardening.

The bungalow boasts two generously sized bedrooms, providing comfortable accommodation for residents and guests alike. The recently fitted shower room features modern fixtures and fittings, comprising of a shower, wash hand basin and low level wc. Externally, the property offers a carport and garage, providing ample storage space for vehicles, bicycles, or any other equipment. The lovely garden, once carefully maintained and thoughtfully landscaped by the owners provides a peaceful retreat and a delightful space for outdoor activities. Whether you prefer gardening or simply relaxing in the sunshine, this garden will cater to all your desires.

One of the key advantages of this property is the fact that it is being offered for sale with no upward chain. This hopes to eliminate the hassle and delay commonly associated with purchasing a property, allowing for a smooth and stress-free buying process.

Don't miss out on the chance to make this delightful bungalow your new home.

