

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Entrance Hallway

12'9" max x 10'0" max

### Living Room

14'2" x 11'4"

### Kitchen

10'9" x 10'6"

### Bedroom One

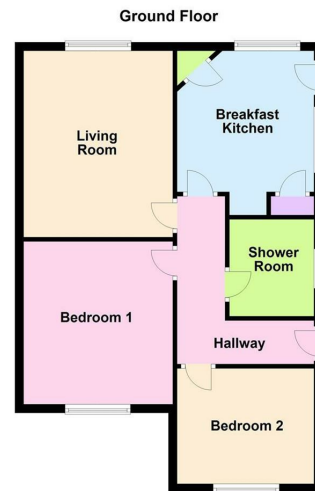
12'5" x 11'4"

### Bedroom Two

10'5" x 8'9"

### Shower Room

7'4" x 5'7"



**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.

Willow Road, Blaby, Leicester LE8 4BG

£249,950



# The Story Begins

- Semi Detached Bungalow
- Sought After & Convenient Location
- Recently decorated, new carpets and flooring throughout, wonderful Scope & Potential
- No Upward Chain
- Entrance Hallway & Living Room
- Breakfast Kitchen
- Two Bedrooms & Shower Room
- Driveway & Enclosed Rear Garden
- Council Tax Band B & Freehold
- Energy Rating C

# Location Is Everything

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops, Iceland and Aldi supermarket, a post office, two pharmacies and health centres, a hotel, a library, a dentist, two Primary Schools with a secondary school in the next village, 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.



# Inside Story

This delightful semi detached bungalow is positioned within a sought after location, convenient for Blaby centre and its host of amenities. Being offered to the market without no upward chain.

A wonderful home that has recently been decorated throughout with new carpets and flooring. On approach to the home you will be greeted with a walled frontage, decorative gravel and a driveway proving off road parking. Stepping into the hallway there is a feeling of space, with doors leading to your accommodation. The living room is located to the rear aspect of the home and has views over looking the garden, there is a feature fireplace, a lovely room, bright and spacious. The dining kitchen that has been fitted with base units, sink drainer, cooker point, space for appliances and a handy pantry cupboard. Dual aspect windows makes this a bright room, there is space for a breakfast table and chairs and a courtesy side door. The bedrooms are both comfortable sizes, the main of which certainly lends itself for the addition of wardrobes. Over in the shower room is a modern white suite comprising of a pedestal wash hand basin, low level WC, a walk in shower and neutral tiling. Externally to the rear a well maintained garden awaits you. There is a gravelled area perfect for outdoor seating, lawn space and a collection of established shrubs. A useful shed provides storage and there are double side access gates to the home. This great property must be viewed internally to appreciate both its scope and potential, it has had just one owner from new, a lovely place to live.

