

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Living Room

14'1" x 12'

Kitchen Diner

17'11" x 10'10" max

First Floor Landing

Bedroom One

14'5" x 12'6" max

Bedroom Two

11'7" x 10'10"

Bedroom Three

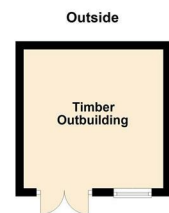
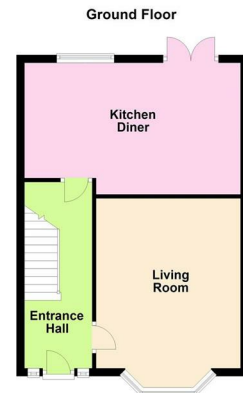
9'1" x 7'11"

Shower Room

7'6" x 5'6"

Timber Outbuilding

11'5" x 11'5" max



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.

The Chase, Leicester LE3 2WA

£300,000

The Story Begins

- Truly Beautiful Semi Detached Family Home Occupying A Corner Plot
- Previous Planning Permission For Two Storey Side Extension Reference 88/0989/1/PB
- Entrance Hall & Cosy Lounge With Engineered Oak Flooring
- Impressive & Modern Fitted Dining Kitchen
- Three Well Proportioned Bedrooms & Stylish Shower Room
- Pretty Front Garden With Picket Fence & Enclosed Rear Garden
- Timber Outbuilding With Electric, Plumbing & Insulation
- Off Road Parking For Several Cars
- Viewing Highly Recommended - By Appointment Only!
- EPC Rating - C, Council Tax Band - B & Freehold

Location Is Everything

Braunstone Town is well known for its convenient location, with good commuter routes into the city centre, motorway connections and Fosse Park Shopping Centre right on its doorstep. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs, Millfield Community School, Ravenhurst Primary School and Winstanley Community College.



Inside Story

This stunning semi detached family home is presented to the market in immaculate condition with tasteful decor you do not want to miss out on the opportunity to own this wonderful property. Entering into the hallway you will be greeted with a contemporary engineered oak flooring that continues throughout the living room. A truly welcoming & inviting space with a pretty bay window & a stunning log burner perfect for the cooler months. Be the envy of friends & family with the family dining kitchen, this social space really is the hub of the home, a place where you can cook, eat, entertain & spend time as a family with absolute ease. The kitchen itself has modern wall & base units, neutral work surface & bespoke sink drainer with mixer tap. Integrated appliances include an Neff hide & slide oven, microwave, gas hob with extractor fan over, dishwasher, fridge freezer & washing machine. The dining area provides room for a table & chairs & has french doors that really open up this room through the summer months allowing the feeling of bringing the outside in. Travelling up to the first floor landing there is a handy cupboard for storage & loft access. You will find three comfortable & carpeted bedrooms, two of which are well proportioned double rooms with the main bedroom benefitting from fitted wardrobes & a bay window. The family shower room has a stylish white three piece suite comprising of pedestal wash hand basin, walk in shower, low level wc, heated towel rail & there is tiling to water sensitive areas. Externally this home is a real gem, there is a driveway to the side & a side access double gate that lead you to the outbuilding. This is an extremely useful addition to the home which is currently being utilised as a dog grooming business, there is a great deal of flexibility for this space with plumbing, electric & insulation. The rear garden is a blank canvas mainly laid to lawn with a fence perimeter.

