

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest
estate agents

Room Sizes

Lounge Diner

22'3" x 11'9"

Kitchen

11'3" x 6'1"

Bathroom

6'1" x 5'7"

First Floor Landing

Bedroom One

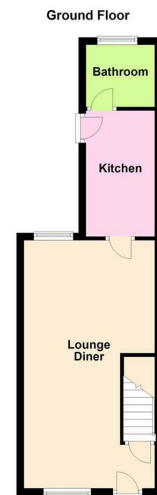
11'9" x 11'4"

Dressing Room/Study

7'10" x 6'1"

Bedroom Two

10'11" x 8'11"



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.

Billa Barra Lane, Markfield LE67 9PD

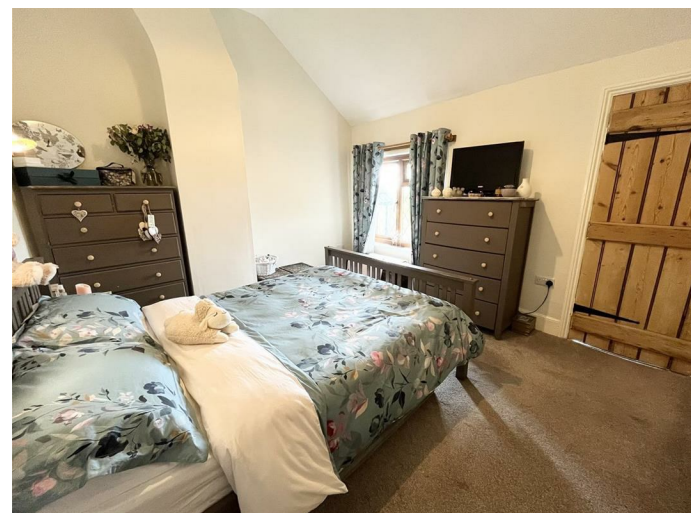
£209,950

The Story Begins

- Charming Mid Terrace Cottage Home
- Oozing Original Features & Character
- Generous Sized Lounge Diner
- Country Style Fitted Kitchen
- Modern Bathroom
- Two Bedrooms & Study/Dressing Room
- Off Road Parking & Garage
- Court Yard & Pretty Enclosed Garden
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band - B & Freehold

Location Is Everything

Markfield is a delightful village to the North West of Leicester and offers good access to several towns such as Leicester and Loughborough, both offering a range of amenities including shopping, schooling and recreational activities. Bradgate Park is a short drive away, perfect for relaxing, offering scenic country walks to enjoy the countryside. There are good bus services, providing good links to the East Midlands Motorways network.



Inside Story

Set in a charming location, this quirk two-bedroom cottage exudes character and warmth with its delightful features. As you step inside, you are greeted by beams that add a touch of charm to the interior. The lounge diner is a cosy space perfect for relaxing and entertaining, with a cottage-style door leading to the stairs, creating a seamless flow throughout the home. The kitchen is a blend of functionality and style, with fitted base units providing ample storage, plumbing for a washing machine, an integrated single oven, and a gas hob. Access leads into the downstairs bathroom, having a bath, wash hand basin and low level wc. A door leads to the courtyard area. Moving to the first floor, you will find two spacious double bedrooms, one of which boasts a door leading to a dressing room, adding a touch of luxury to the space. Outside, the cottage offers a garden that leads to a shared area, which further leads to the parking and garage. The pretty enclosed garden is mainly laid to lawn, providing a peaceful retreat for relaxation and outdoor activities. Overall, this pretty cottage is not just a home but a tranquil sanctuary in a fabulous location that promises a wonderful lifestyle for its new owners.

