

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Living Room

15'6" x 9'64"

Kitchen

14'4" x 9'16" max

Dining Area

9'9" x 8'91"

Conservatory

12'78" x 10'9"

Bedroom One

11'87" x 9'93" max

Bedroom Two

11'2" x 7'29"

Bedroom Three

7'46" x 7'23"

Shower Room

6'36" x 5'95"

Garden Room

14'9" x 14'7" 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.

Colbert Drive, Braunstone Town LE3 2JB

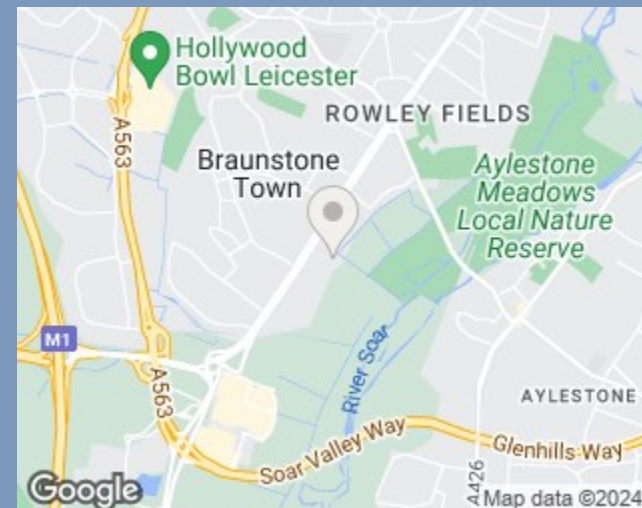
£399,950

The Story Begins

- Detached Bungalow With Massive Potential
- 22/1236/HH | Single & 1.5 storey extension to existing bungalow (demolition of existing conservatory)
- Living Room & Conservatory
- Fitted Kitchen & Separate Dining Area
- Three Bedrooms & Shower Room
- U Shaped Driveway & Double Garage
- Enclosed Rear Garden & Allotment
- Viewing Highly Recommended
- EPC Rating - TBC
- Council Tax Band - D & 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 detached bungalow is a blank canvas waiting for your personal touch. Whether you're looking to renovate, add value or create a cosy haven for yourself, this property is in need of modernisation but brimming with potential. This property has planning permission for a single and 1.5 storey extension to the existing bungalow, plans can be found at [https://www.blaby.gov.uk/planning-and-building/ REFERENCE 22/1236/HH](https://www.blaby.gov.uk/planning-and-building/REFERENCE%2022/1236/HH).

On approach you are greeted with a U-shaped driveway and double garage provide ample parking and storage options, making it convenient for those with multiple vehicles or in need of additional storage space. As you step into the entrance hall, doors lead to your living space. A spacious living room, a fitted kitchen with built in cupboards and a separate dining area. The conservatory allows you to enjoy the outdoors all year round.

This bungalow boasts three well proportioned bedrooms, perfect for a growing family or those in need of extra space.

The property features a convenient shower room, having back to wall wc, sink with useful storage & a shower cubicle with shower.

A huge highlight of this home is the garden, offering a real sense of privacy that is hard to come by. Providing ample room for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the garden room offers a versatile space. DRAFT DETAILS

