

Room Sizes

Entrance Hall

Downstairs WC

4'68" x 3'2"

Living Room

14'13" x 11'43" max

Dining Kitchen

14'93" x 10'67" max

First Floor Landing

Bedroom One

14'99" x 10'99" max

Bedroom Two

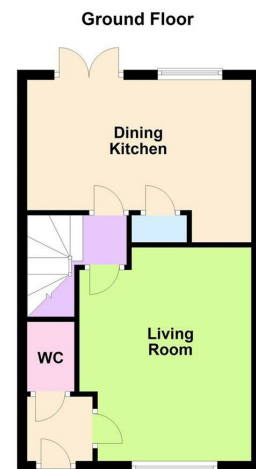
10'26" x 7'4"

Bedroom Three

7'26" x 6'87"

Bathroom

7'12" x 6'26" 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.

Bluebell Green, Desford LE9 9QL

60% Shared ownership £171,000

The Story Begins

- Stunning Semi Detached Home - 60% Shared Ownership
- Perfect First Time Home
- Entrance Hall & Downstairs WC
- Cosy & Inviting Living Room
- Modern Dining Kitchen
- Three Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking
- Pretty Enclosed Rear Garden
- Viewing Highly Recommended
- EPC Rating - B, Council Tax Band - B & Freehold

Location Is Everything

The village of Desford hosts your local convenience stores/shops, tearoom, nursery and schools, including Desford Primary School and Bosworth Academy which has an outstanding Ofsted report. The village also has several public houses. This village has a charming feel and a welcoming village community. You will be spoilt for choice with the wonderful countryside walks that are available on your doorstep. This area has superb road links to Leicester City Centre, Hinckley, motorway network and Fosse Park Shopping Centre. A truly lovely place to live.



Inside Story

Welcome to this charming semi-detached house, situated on a 60% shared ownership basis, this property offers a fantastic opportunity to step onto the property ladder in a sought after location. Built in 2016, this home is a modern gem, beautifully presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. With a spacious living room, you'll have a cosy retreat to relax and unwind after a long day. The convenience of a downstairs WC adds a practical touch to this lovely home. The dining kitchen is a perfect space to enjoy entertaining with family and friends, having ample space for a table and chairs and French doors opening out onto the garden. The kitchen its self is fitted with a range of wall and base units, contrasting worksurface, integrated oven, gas hob and extractor hood over. There is space for a fridge freezer, plumbing for a washing machine and dishwasher. Travelling upstairs you will find three well proportioned bedrooms with the master bedroom benefitting from fitted wardrobes. Over in the bathroom is a stylish three piece suite, comprising of a low level wc, wash hand basin, bath with shower over and glass screen, neutral tiling and heated towel rail. Externally this home has a side driveway providing off road parking for several cars. The pretty and enclosed rear garden is pure bliss with laid lawn, matures trees and shrubs and a patio area for outside dining.

