

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

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Room Sizes

Porch

Living Room

15'72" x 10'87" min

Kitchen

11'61" x 7'76"

Bedroom One

15'73" x 9'25"

Bedroom Two

11'63" x 5'67"

Bathroom

6'5" x 5'54"



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.

Clark Gardens, Blaby, Leicester LE8 4FH

£240,000

The Story Begins

- Much Loved Detached Bungalow
- Offered For Sale With No Upward Chain
- Porch
- Living Room
- Fitted Kitchen
- Two Bedrooms & Bathroom
- Off Road Parking & Garage
- Front & Rear Garden
- EPC Rating - C
- Council Tax - C & Freehold

Location Is Everything

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell and 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

Situated in a peaceful neighborhood, this detached bungalow presents a wonderful opportunity for modernisation, allowing you to put your own personal touch on this lovely home. Offered for sale with no upward chain this property demands an internal viewing. Whether you're looking to downsize, invest in a rental property, or simply enjoy the ease of single-storey living, this bungalow caters to a variety of needs. On approach to this home you will find graveled front garden with mature shrubs. Entering through the porch way a door leads straight into the lounge with a window to the front natural sunlight beams through making a bright welcoming space. A hallway has door leading to two bedrooms both of which have built in cupboard space and a bathroom which consists of a three pieces suite, a low level wc, wash hand basin and a bath with an over head shower. The kitchen has fitted wall and base units, stainless steal sink, space for a washing machine, fridge freezer, gas cooker point and a door that opens up out onto the garden. Externally the rear garden has a walled perimeter, mainly slabbed with a gate leading to the single garage and off road parking.

