

Room Sizes

Entrance Hallway

Downstairs WC

Living Room

16'4x11'6

Dining Kitchen

16'4x9'11

First Floor Landing

Bedroom One

16'4x12'2

En-suite

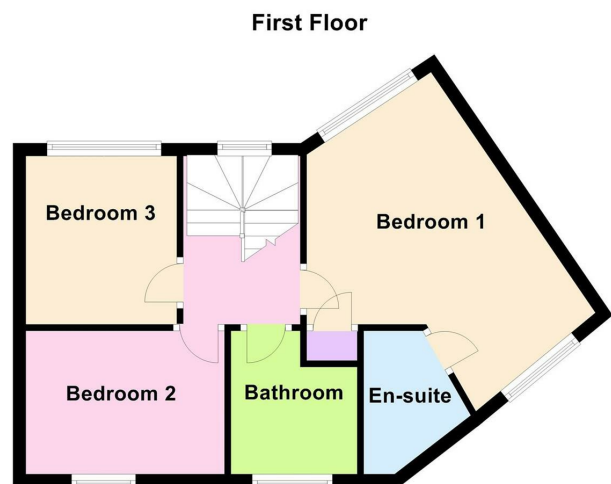
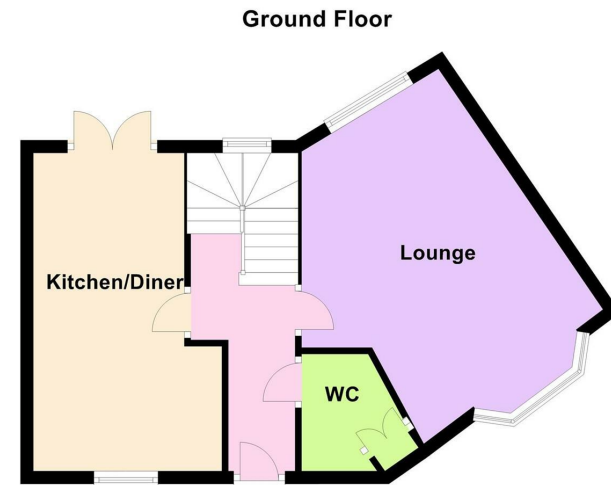
Bedroom Two

10'9x7'1

Bedroom Three

8'9x7'5

Family Bathroom



Barrowcliff Way, Blaby, Leicester LE8 4BH
Offers Over £300,000

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 Story Begins

- Stunning Semi Detached Home
- Presented In Show Home Condition
- Driveway To The Side
- Entrance Hallway & Downstairs WC
- Living Room & Dining Kitchen
- Three Bedrooms & Family Bathroom
- En-Suite Shower Room
- Landscaped Rear Garden
- Freehold & NHBC Guarantee (3 Years remaining)
- Energy Rating B & Council Tax C & Freehold

Location Is Everything

Blaby Village is known for its community spirit and has a variety of amenities to cater to residents and visitors. The primary schools in Blaby include Blaby Stokes Primary School and Blaby Thistly Meadow Primary School, both offering a broad curriculum and a range of extracurricular activities in a nurturing environment. For secondary education, Countesthorpe Leysland Community College is located nearby, providing comprehensive education with numerous programs for older students. The shopping scene in Blaby Village is a blend of high street retailers and local businesses including nest Estate agents office. For grocery needs, supermarkets Aldi and Iceland are conveniently located in the area. Socialising is easy in Blaby with its selection of welcoming pubs. For those who enjoy the outdoors, Blaby Village offers several scenic walks and outdoor activities. Bouskell Park is a beautiful green space perfect for leisurely strolls, picnics, and enjoying nature. Overall, Blaby Village provides a balanced mix of urban convenience and rural charm.



Inside Story

Just Wow! nestled in the popular Barrowcliff Way in Blaby, this stunning three-bedroom semi-detached house is a true gem waiting to be discovered. Show home condition throughout with an amazing landscaped garden. As you step inside, you are greeted by an inviting entrance hall, complete with a convenient ground floor WC and a handy cloaks cupboard.

The lounge is a cosy, perfect for unwinding with loved ones, boasting ample natural light streaming in through the bay window.

The heart of this home is found in the modern kitchen diner, it is a culinary delight, featuring a range of sleek wall and base units, sink, oven, gas hob and extractor fan. The dining area is perfect for family dinners and seamlessly flows via French doors into the garden

Upstairs, you'll find three generously sized bedrooms.

The master bedroom impresses with a contemporary en-suite and a storage cupboard while the remaining bedrooms are equally inviting with the third bedroom featuring built-in wardrobes. The bathroom is elegantly appointed bath, shower, wash hand basin and low level WC. The loft is fully boarded perfect for storage.

Outside, the stunning landscaped rear garden is perfect for outdoor relaxation which features artificial grass and a patio area for outdoor dining. The property also benefits from side by side off-road parking for two cars. Call your local nest office for an early viewing.

