

Room Sizes

Entrance Hallway

7'4 x 4'6

Living Room

19'4 x 10'9

Conservatory

10'7 x 10'5

Breakfast Kitchen

15'8 x 8'9

First Floor Landing

14'8 max x 9 max

Bedroom One

11'5 x 10'9

Bedroom Two

10'9 x 7'5

Bedroom Three

9 x 8'5 min

Family Bathroom

7 x 6'2



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

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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.

Wareham Road, Blaby LE8 4BE

£300,000

The Story Begins

- Well Presented Detached Family Home
- Cul-D-Sac Location
- No Upward Chain
- Entrance Hallway & Breakfast Kitchen
- Living Room & Conservatory
- First Floor Landing & Family Bathroom
- Three Double Bedrooms
- Awaiting Energy Rating
- Council Tax Band 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

Located on Wareham Road in the charming village of Blaby, this delightful detached family home is a true gem waiting to be discovered. Boasting three spacious bedrooms, this property offers the perfect blend of comfort and style and is offered for sale with an onward chain.

As you step into the welcoming entrance hall, you are greeted by a sense of warmth and homeliness. The living room is a cosy retreat, complete with a charming feature fireplace and elegant French doors that lead into the bright conservatory, offering views of the garden.

The heart of the home lies in the well-appointed breakfast kitchen, featuring modern wall and base units, a convenient sink drainer, and ample space for all your appliances. Whether you're preparing a quick breakfast or hosting a family dinner, this kitchen is sure to inspire your inner chef.

Venture upstairs to find a first-floor landing that leads to a family bathroom, complete with a relaxing corner bath and overhead shower, a low-level WC, and a pedestal wash hand basin. The three double bedrooms offer plenty of space for rest and relaxation, ensuring a peaceful night's sleep for all.

Outside, the property boasts a driveway to the front, providing convenient off-road parking, while a gated side entrance leads to a further driveway and a detached garage, offering ample space for multiple vehicles. The enclosed garden is a private oasis, featuring a charming patio area, a picket fence, a lawn, and a mature tree for added privacy. A garden shed provides additional storage space for all your outdoor essentials.

With its desirable cul-de-sac location and proximity to local amenities, this property is the perfect place to call home. Don't miss out on the opportunity to make this wonderful property your own - book a viewing today and start envisioning the endless possibilities that await you at Wareham Road.

