

## Room Sizes

### Entrance Hallway

### Living Room

14'2 x 11'5

### Conservatory

9'7 x 6'9

### Kitchen

11'5 max x 9'9

### Shower Room

7'4 x 5'6

### Bedroom One

12'5 x 11'5

### Bedroom Two

9'9 x 9

### Garage



**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.

Willow Road, Blaby LE8 4BG

£250,000

# The Story Begins

- Well Maintained Semi Detached Bungalow
- Sought After Blaby Location
- Driveway & Single Garage
- No Upward Chain
- Entrance Hall & Kitchen
- Living Room & Conservatory
- Two Double Bedrooms & Shower Room
- Low Maintenance Rear Garden
- 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 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

This delightful semi detached bungalow is positioned within a sought after location, convenient for Blaby centre and its host of amenities. Being offered to the market without no upward chain this wonderful home has been lovingly cared for throughout.

On approach to the home you will be greeted with a driveway and a garage with up and over door. Stepping into the hallway you will immediately feel at home. The living room is a cosy space with a feature fireplace that takes you though into the conservatory. Overlooking the garden it is the perfect space to read a book or enjoy a cup of tea in peace.

The kitchen that has been fitted with a range of wooden wall and base units, sink drainer, cooker point, space for appliances and a handy pantry cupboard. Dual aspect windows makes this a bright room and there is a courtesy side door connecting you to the outdoors.

The bedrooms are both comfortable sizes, the main of which benefits from the addition of built in wardrobes. Over in the shower room is a modern white suite comprising of a vanity wash hand basin, low level WC, a walk in shower and neutral tiling.

Externally to the rear a well maintained garden awaits you. There is a decorative gravelled area perfect for outdoor seating as well as a patio, handy garden shed for storage and a side access door into the garage.

