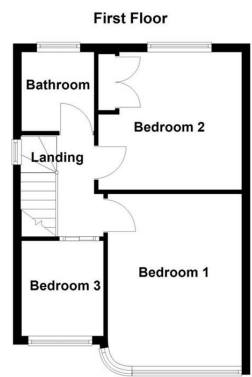
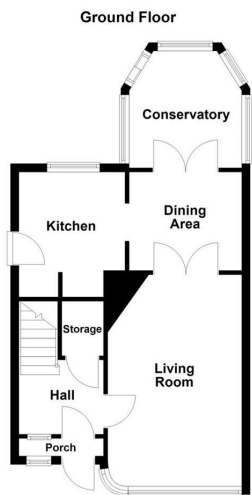


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Porch**
- Hallway**
7'3 x 5'8
- Living Room**
16'7 x 10'6
- Dining Room**
8'7 x 7'8
- Kitchen**
9'9 x 7'6
- Conservatory**
9'8 x 9'2
- First Floor Landing**
7'5 x 6'6
- Bedroom One**
13'6 x 10
- Bedroom Two**
11'11 x 10'7
- Bedroom Three**
8 x 6'6
- Family Bathroom**
6'2 x 5'6
- 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.

Keswick Road, Blaby LE8 4AN

£239,950

The Story Begins

- Bay Fronted Semi Detached Family Home
- No Upward Chain
- Potential For Extension - Subject To Planning
- Entrance Porch & Hallway
- Living Room & Dining Room
- Kitchen & Conservatory
- Three Bedrooms & Family Bathroom
- Enclosed Rear Garden, Parking & Garage
- Energy Rating D
- 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

Positioned within Keswick Road in Blaby, this delightful semi-detached house offers a wonderful opportunity for those seeking a new home. Boasting three bedrooms and a generous 936 sq ft of space, this property bay fronted home was built in 1960 exudes character and potential.

Occupying a corner plot with the exciting potential for extension subject to planning and with the absence of an upward chain means you can make this house your own with ease, with ample scope for improvement to tailor it to your tastes.

The property features an entrance porch and hallway complete with a handy storage cupboard and stairs leading to the first floor. Moving into a cosy living room there is a bay window allowing natural light to flood through with doors opening into the formal dining room. The kitchen is fitted with wall and base units, worksurface, sink drainer, washing machine and cooker point. Additionally, a conservatory is a wonderful space for taking in the views of the garden.

Upstairs, you will find three bedrooms, two of which are well proportioned doubles and one good single room. The bathroom has a classic white suite comprising of a pedestal wash hand basin, low level WC and a bath with overhead shower.

Outside, the property offers a gravelled frontage, a driveway, and a garage, ensuring ample parking space. The garden is a true gem, featuring a lovely patio, a lawn area, and a garden shed for all your outdoor storage needs.

In summary, this charming property on Keswick Road presents a fantastic opportunity to create your dream home in a desirable location. This house is just waiting for its new owner to unlock its full potential.

