

Room Sizes

Hallway
5'3 x 4'9

Living Room
21'8 x 11'1

Dining Room
12'3 x 9'7

Kitchen
12'8 x 9'1

Conservatory
15'1 x 6'7

First Floor Landing
8'8 x 3'6

Bedroom One
12'3 max x 11'2

En-Suite
5'7 x 3'9

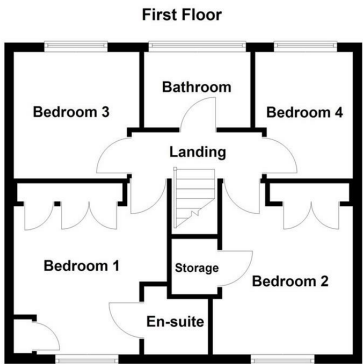
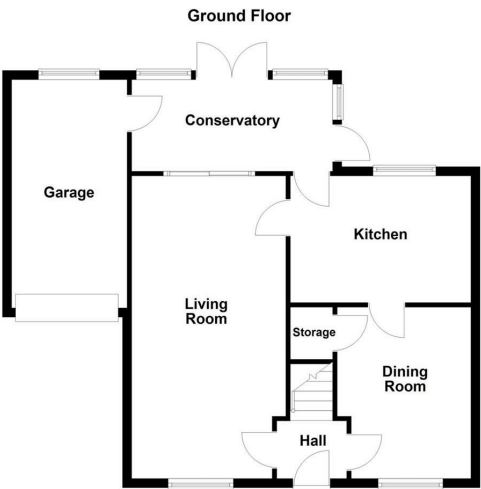
Bedroom Two
12'3 x 10'9 max

Bedroom Three
9'3 x 8'8

Bedroom Four
9'3 x 7'2

Family Bathroom
7'7 x 5'5

Garage
16'1 x 8'3



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?

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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.

Freer Close, Blaby, Leicester LE8 4FX

£375,000

The Story Begins

- Detached Family Home
- Sought After Blaby Location
- Entrance Hallway & Living Room
- Dining Room, Kitchen & Conservatory
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite
- Pretty, Enclosed Rear Garden
- Driveway & Garage
- Energy Rating D
- Council Tax Band D & Freehold

Location Is Everything

This fabulous home is set in a great position. 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.



Inside Story

With its prime location within walking distance to Blaby centre, this lovely detached family home on Freer Close is not only a wonderful place to live but also offers such easy access to local amenities. This property is a must-see for anyone looking to settle in a vibrant community.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous living room and a separate dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is equipped with wall and base units, work surface, a sink drainer, and integrated appliances, including an oven, hob, and extractor fan, providing both functionality and style. There is also ample space for additional appliances, ensuring that all your culinary needs are met.

A lovely conservatory extends from the kitchen, featuring a courtesy door that leads directly into the garage, as well as French doors that open out to the south-facing garden. This outdoor space is a true highlight, boasting a well-maintained lawn, a patio area for al fresco dining, and a garden shed for additional storage.

The first floor landing leads to a beautifully refitted bathroom, complete with a vanity wash hand basin and a low-level WC, shower bath and heated towel rail. There are four bedrooms to choose from, the largest of the two bedrooms boast built in wardrobes. The main bedroom benefits from an ensuite, featuring a Saniflo WC, wash hand basin, and a shower cubicle, providing a private retreat for relaxation.

The property is further enhanced by a decorative gravel frontage, a driveway for off-road parking, and an enclosed rear garden that offers a peaceful sanctuary for family gatherings or quiet moments outdoors.

