

Room Sizes

Entrance Hall

Living Room

16'4"x11'8"

Dining Kitchen

15'7"x7'8"

Downstairs WC

Sun Room

12'7"x12'0"

Bedroom One

13'8"x12'7"

Ensuite Shower Room

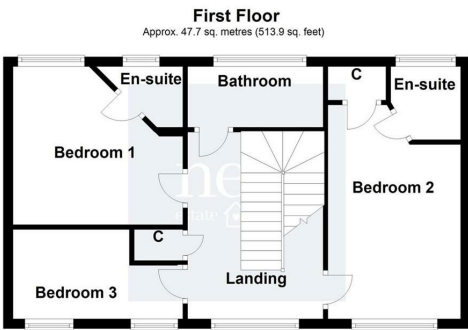
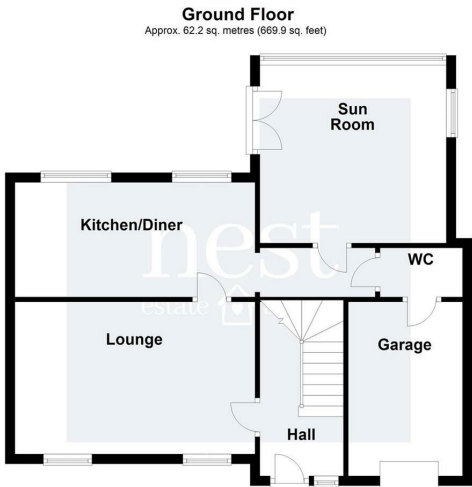
Bedroom Two

10'3"x9'4"

Ensuite Shower Room

Bedroom Three

Bathroom



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.

Freer Close, Blaby, Leicester LE8 4FX
Offers Over £325,000

The Story Begins

- Well Presented Detached Family Home
- No Upward Chain
- Cosy & Inviting Living Room
- Dining Kitchen
- Sun Room Leading To The Garden
- Downstairs WC
- Three Well Proportioned Bedrooms
- Two Ensuities & Family Bathroom
- Beautiful Enclosed Rear Garden
- EPC Rating D Council Tax Band D

Location Is Everything

Situated in a lovely cul de sac position, within walking distance of Blaby which boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.



Inside Story

This beautiful detached family home, owned by just one family since new, offers a perfect blend of comfort and functionality for modern living. As you enter through the hallway, you'll find doors leading to the various downstairs living areas and stairs ascending to the first floor. A key feature for any family is the downstairs cloakroom, which includes a low-level WC and wash hand basin.

At the front of the home, the lounge boasts two windows that flood the space with natural light, while a charming brick fireplace lends a cosy ambiance, creating an inviting space to relax. The stylish kitchen is equipped with an array of contrasting wall and base units and features an integrated dishwasher, fridge-freezer, eye-level electric double oven, hob, and extractor hood. The adjoining dining area provides ample space for family meals and entertaining guests.

Access to the utility area within the garage, where you'll find plumbing for a washing machine and dryer space, as well as plenty of storage cupboards. This area also houses the gas combi boiler responsible for hot water and central heating. From the kitchen, a door opens into the sunroom, a versatile space that can be tailored to your needs, featuring French doors that lead out to the garden.

On the first floor, you'll find three spacious double bedrooms. Both the master bedroom and the second bedroom benefit from ensuite shower rooms. Additionally, bedroom two and the landing area feature built-in storage cupboards. The ensuites are fitted with a low-level WC, wash hand basin, and shower cubicle. The family bathroom offers a three-piece suite, including a low-level WC, wash hand basin, and a bath with a shower overhead. Externally, the front of the property includes a driveway providing off-road parking and access to a garage. The rear garden is beautifully landscaped, featuring a patio area, well-maintained planted borders, an artificial lawn, a raised decking area with seating area. This home is truly lovely.

