

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

- Hallway
- Downstairs WC
- Kitchen  
13'1" x 8'2"
- Lounge  
13'6" x 13'1"
- Bedroom One  
13'9" x 8'8"
- Bedroom Two  
13'1" x 8'8"
- Bedroom Three  
8'1" x 7'3"
- Shower Room



**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?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.  
Call us on 0116 2772277 for free advice.  
**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.

Clark Gardens, Blaby, Leicester LE8 4FH

Offers Over £310,000



# The Story Begins

- Well Presented Detached Bungalow
- Porch, Hallway & Separate WC
- Fitted Kitchen With Door Leading Outside
- Lounge With Patio Door
- Three Well Proportioned Bedrooms & Shower Room
- Off Road Parking & Garage
- Rear Garden
- NO UPWARD CHAIN
- Offer Over £310,000
- EPC Rating - D, Council Tax Band - D & Freehold

# Location Is Everything

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. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.



# Inside Story

Positioned in a cul-de-sac, this well presented three-bedroom detached bungalow is a gem waiting for its new owner. Offered for sale with no upward chain, the property has been redecorated and features -new carpets throughout, ensuring a fresh and inviting ambiance. Upon entering through the front door, you are welcomed by a spacious porch, perfect for storing shoes and hanging coats. A practical addition to the home is the separate cloakroom equipped with a low-level WC and wash hand basin.

The well-appointed kitchen boasts an array of wall and base units, with work surfaces extending along two walls. It features an electric oven, gas hob with extractor, and space for a fridge and freezer, with plumbing ready for a washing machine. A door conveniently leads you outside from the kitchen.

The lounge invites you in with its warmth and offers plenty of room for both relaxation and dining. Patio doors open onto the garden, seamlessly blending indoor and outdoor living.

The bungalow also includes three well-proportioned bedrooms, two of which are doubles and a single bedroom. The shower room is equipped with a white three-piece suite, including a low-level WC, wash hand basin, and shower cubicle.

Externally, the property offers ample off-road parking on a driveway that leads to the single detached garage. The rear garden features a lawn and mature trees. . A patio area provides the perfect setting for outdoor entertaining during the warmer months, while an additional gravelled seating area at the rear of the garden offers a retreat.

A viewing is highly recommended to truly appreciate the potential and generous plot size that this lovely home offers. Don't miss the opportunity to make it your own

