

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



Room Sizes

Entrance Area

Open Plan Living Room & Kitchen

16'6 x 12'4

First Floor Landing

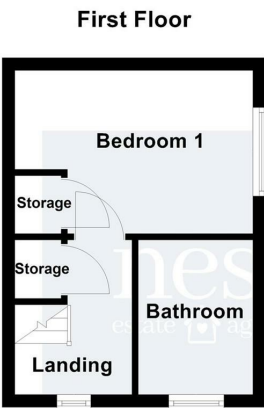
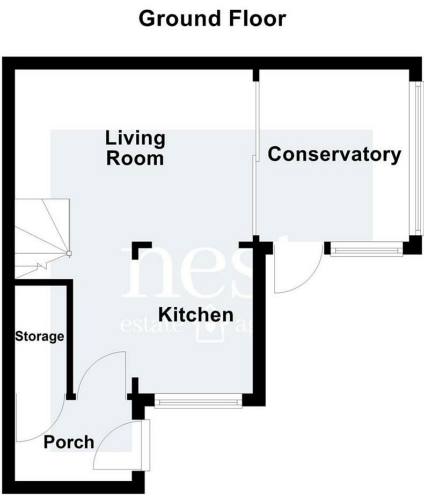
Bedroom

12'4 x 8'4

Bathroom

7'10 x 4'10

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
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.

Buckingham Drive, Leicester LE2 8PY

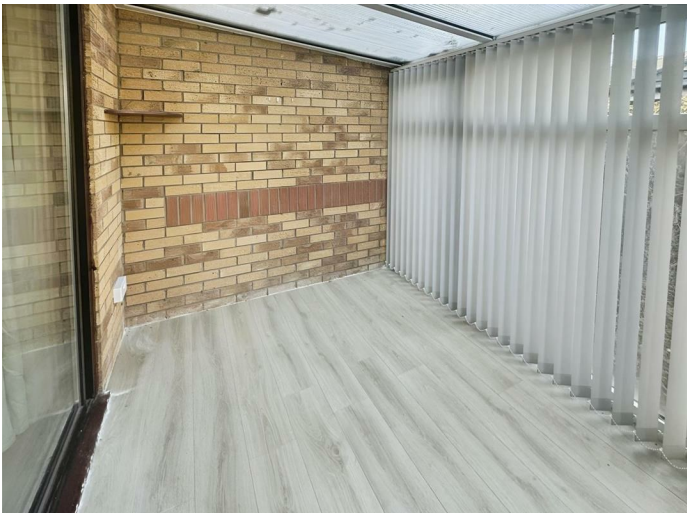
Price Guide £165,000

The Story Begins

- Wonderful opportunity To Own Your First Home Or Investment
- Entrance Vestibule
- Open Plan Loving Area
- Fitted Kitchen
- One Double Bedroom
- Bathroom
- Garden
- Garage And Drive
- FREEHOLD EPC rating - D Council Tax - A

Location Is Everything

Living in Aylestone offers a perfect blend of convenience and community. Just under two miles from the vibrant Fosse Park, residents can easily indulge in a diverse array of shopping and dining options, while the neighborhoods of Wigston, Narborough, and Oadby provide additional leisure activities and shopping. With transport links and nearby parks, Aylestone serves as an ideal base for those seeking a balance of urban amenities and a welcoming residential atmosphere. Whether you’re enjoying a leisurely weekend at a local café or exploring the nearby attractions, Aylestone provides a delightful backdrop for modern living.



Inside Story

This one-bedroom home presents an ideal opportunity for those seeking a conveniently located home.

Upon entering the property, you are welcomed by an entrance hall that features a storage cupboard, perfect for keeping your living space tidy and organised. The open-plan lounge and kitchen area is both bright and airy, creating an inviting atmosphere for relaxation and social gatherings. The kitchen has wall and base units, sink drainer and work surfaces around..

A conservatory adds to your living space with double doors that open out to travelled courtyard. This outdoor space is perfect for enjoying the fresh air or hosting a summer barbecue with friends and family.

Venture upstairs to discover a bathroom, complete with a P-shaped bath and shower over. The double bedroom with ample space for a double bed and additional storage cupboard.

For added convenience, a single garage and an off-street parking space are included, providing secure parking for you and your guests. This home is perfect for first-time buyers or those looking to downsize, offering a blend of convenience, and modern living.

