

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

Room Sizes

Hallway

Living Room
19'5 x 13

Dining Room
10'1 x 15

Kiitchen
11'6 x 9'4

Utility
7'5 x 4'9

Bedroom One
12'1 x 13'5

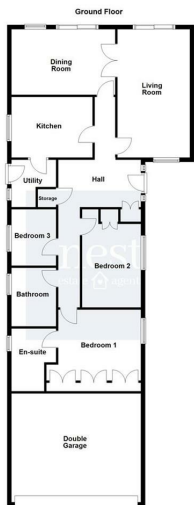
Ensuite
8 x 5'1

Bedroom Two
12'7 9'1

Bedroom Three
8 x 6'9

Bathroom
9 x 6'9

Garage
16'5 x 16'4



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.

Main Street, Willoughby Waterleys, Leicester LE8 6UF

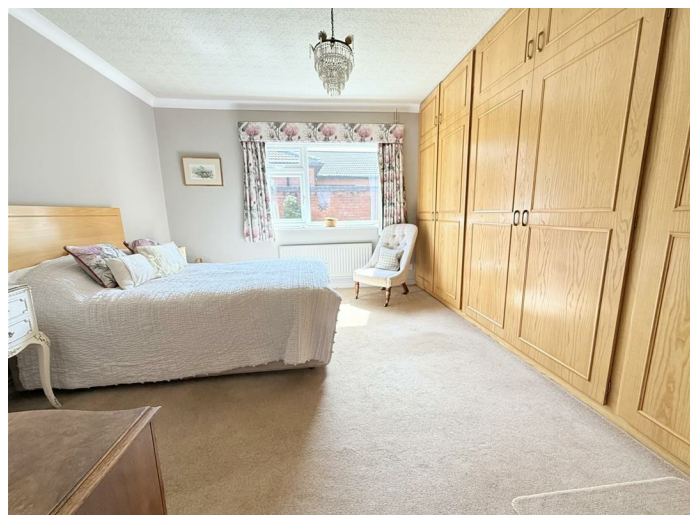
£469,950

The Story Begins

- Wonderful Detached Bungalow.
- Spacious Hallway
- Sitting Room
- Dining Room
- Fitted Kitchen
- Ensuite and Family Bathroom
- Fabulous Garden Views
- Three Bedrooms
- Generous Driveway & Double Garage
- EPC Rating - C Council Tax Band - F

Location Is Everything

Willoughby Waterleys is not only a charming village but also a vibrant community that offers a peaceful lifestyle while being conveniently close to the bustling market town of Lutterworth. Lutterworth provides a wide array of amenities, including supermarkets, local shops, restaurants, and schools, catering to all your everyday needs. Nature enthusiasts will appreciate the wonderful country walks surrounding Willoughby Waterleys, with picturesque trails leading through fields. The strong community spirit in Willoughby Waterleys fosters a welcoming atmosphere, with local events and gatherings that encourage neighborly connections. This idyllic location perfectly balances rural charm with easy access to urban conveniences, making it an ideal spot for anyone seeking a tranquil yet connected lifestyle.



Inside Story

A delightful bungalow tucked away in the desirable village of Willoughby Waterleys.

As you step inside, a welcoming entrance hall leads you to bright and inviting living spaces. The spacious lounge features a fireplace & has patio doors that seamlessly connect to the outdoor patio, perfect for relaxation and entertaining. The separate dining room, also with patio access, is ideal for family and friend meals.

The well-equipped kitchen boasts wall and base units, with ample storage, a built-in oven, hob, and dishwasher. Adjacent, the utility room offers plumbing for a washing machine and convenient access to both the garage and garden.

The master bedroom is generously sized, complete with fitted wardrobes and an en suite shower room. Two additional well-proportioned bedrooms provide flexibility for family or guests. The main bathroom includes a bath, wash hand basin, and low-level WC.

Externally, enjoy ample off-road parking for residents and visitors alike. The beautifully landscaped garden, filled with mature plants and shrubs, offers a tranquil retreat. The lovely patio area is perfect for summer BBQs and gatherings, with picturesque views of the surrounding fields. The double garage and paved drive offers plenty of space for storage and your cars.

This bungalow is offered for sale with **no upward chain**, ensuring a smooth buying process. A must-see for anyone seeking a serene retreat in Willoughby Waterleys.

