

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

nest
ESTATE AGENTS

Room Sizes

Hallway

23'8 x 3'3

Living Room

15 x 12'4

Breakfast Kitchen

10'9 x 8'5

Bathroom

8'5 x 5'5

Bedroom One

12'6 x 12'4

Bedroom Two

12'5 x 8'8

Bedroom Three

8'7 x 6'7

Garage with additional Storage

21'1 x 11'3 max



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.

Crowhurst Drive, Leicester LE3 2UJ

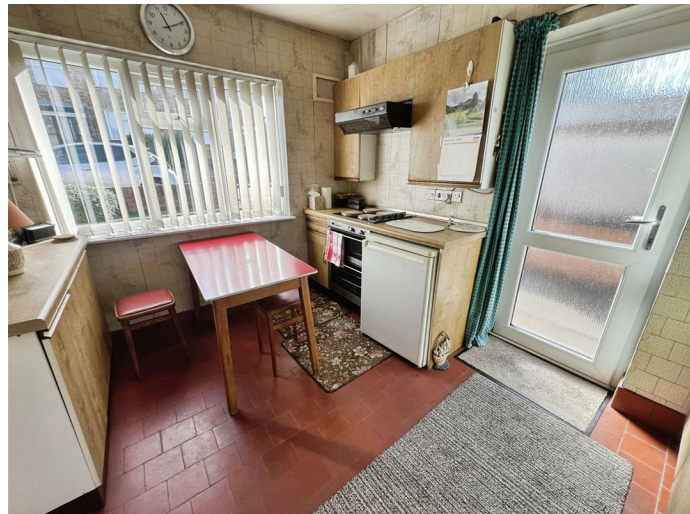
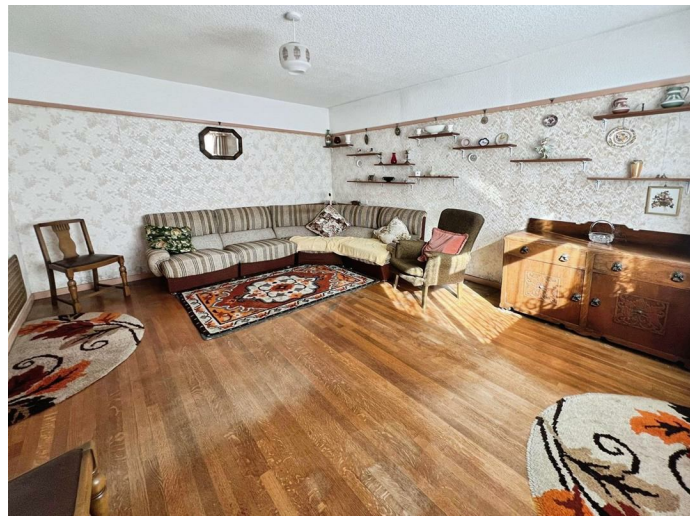
£240,000

The Story Begins

- Detached Bungalow
- Popular Location
- Occupying A Delightful Plot
- Hallway & Breakfast Kitchen
- Living - Dining Room
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Driveway & Garage
- Energy Rating F
- Council Tax Band C & Freehold

Location Is Everything

Braunstone Town is highly regarded for its prime location, offering excellent commuter access to Leicester city centre, major motorway networks, and the popular Fosse Park Shopping Centre, just minutes away. The area features a wide range of local amenities, making it a sought-after place to live. Residents benefit from convenient everyday shopping facilities and a selection of well-regarded schools, including Millfield Community School, Ravenhurst Primary School, and Winstanley Community College — all located within close proximity.



Inside Story

Located in the ever-convenient area of Braunstone Town, this much-loved three-bedroom detached bungalow is offered to the market with no upward chain, presenting an excellent opportunity for buyers seeking a home they can move into with ease and truly make their own. One of the additional standout features of this property is the solar panels, adding to its energy efficiency and helping to reduce ongoing costs.

Stepping inside through the central hallway, you're welcomed into a well-proportioned interior. To the front of the property is a generous living room, complete with a wood floor and ample space to dine, creating a comfortable and versatile setting for both relaxing and entertaining.

The kitchen offers plenty of potential, it features a sink drainer, integrated oven, hob and extractor fan, space for appliances, a tiled floor, and room for a breakfast table. A side door leads conveniently out onto the driveway.

There are three bedrooms, two of which are generous doubles enjoying views over the peaceful rear garden. The third bedroom is a single, ideal as a home office, or hobby room depending on your lifestyle. The bathroom is fitted with a pedestal wash hand basin, low level WC, a panelled bath, and a separate shower cubicle.

Externally, the plot is just as appealing. The front is enclosed by a wall and gated access, with a driveway to the side leading to a larger-than-average garage, which includes an inspection pit and two useful storage areas. The rear garden is private and well-kept, offering a mix of lawn and patio space ideal for outdoor living.

