

## Room Sizes

### Kitchen/Dining Room

27'01 x 8'05

### Living Room

18'07 x 11

### Conservatory

12'09 x 10'01

### Utility

7'02 x 7'03

### Hallway

### Bedroom One

8'05 x 12'02

### Bedroom Two

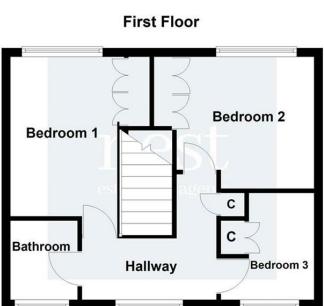
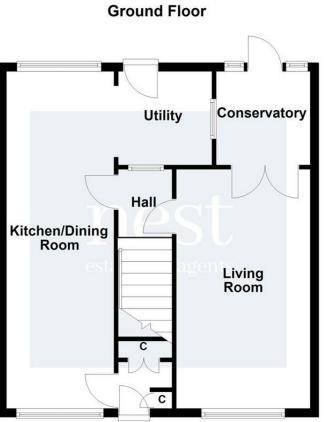
12'09 x 10'01

### Bedroom Three

7'08 x 8'03

### Bathroom

5'07 x 6'02



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.



Broadmead Road, Blaby, Leicester LE8 4AB  
Price Guide £255,000

# The Story Begins

- Extended Town House
- Spacious Kitchen / Dining Room
- Bright Living Room
- Conservatory
- Utility Room
- Three Bedrooms With Built In Storage
- Shared Bathroom
- Enclosed Garden
- PRICE GUIDE - £255,000 -£265,000
- Freehold EPC - tbc Council Tax Band - A

## Location Is Everything

This lovely home is set close to the village centre. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops, Iceland and Aldi supermarket, a post office, two pharmacies and health centres, a hotel, a library, a dentist, two Primary Schools with a secondary school in the next village, 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

Introducing this well extended mid-townhouse situated in a popular village of Blaby, offering accommodation across two floors. This inviting family home features three well-proportioned bedrooms and ample living space throughout.

Entering through the front door, you are welcomed into the entrance hall, which provides convenient space for shoes and coat storage. The kitchen diner is a highlight of the home, boasting dual aspect windows that create a bright and airy atmosphere. The kitchen area is equipped with a range of wall and base units, a sink and drainer unit set into a rolled-edge work surface, and integrated appliances including an oven, hob, and extractor hood. There is also space for a dishwasher, making meal prep a breeze. An archway leads to the utility area, which houses the tumble dryer and has plumbing for a washing machine, with a door providing access to the garden. The dining area comfortably accommodates a family-sized table, making it perfect for gatherings. The living room is designed for relaxation, featuring a double-glazed window to the front and French doors that open into a conservatory, which in turn leads out to the garden. On the first floor, you will find three bedrooms. All benefit from built-in wardrobes, providing storage. The family bathroom has a white suite, including a panel bath with a shower over, a low-level WC, and a wash hand basin.

Externally, the rear garden is predominantly laid to lawn, complemented by a paved patio area that is ideal for entertaining family and friends. To the front, you will discover off-road parking along with an additional garden, creating a welcoming entrance to this delightful home.

PRICE GUIDE - £255,000 -£265,000

