

FLOOR PLAN

DIMENSIONS

Lounge
11' x 12'08 (3.35m x 3.86m)

Dining Room
11' x 12'05 (3.35m x 3.78m)

Kitchen
8'02 x 6'11 (2.49m x 2.11m)

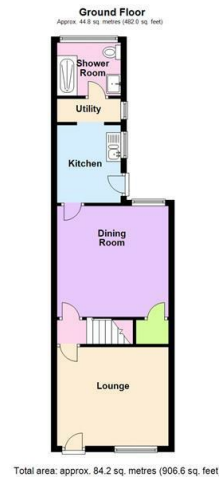
Utility
2'05 x 6'08 (0.74m x 2.03m)

Shower Room
5'08 x 6'08 (1.73m x 2.03m)

Bedroom One
11'01 x 14'04 (3.38m x 4.37m)

Bedroom Two
10'11 x 13'11 (3.33m x 4.24m)

Home Office/Nursery
8'02 x 6'11 (2.49m x 2.11m)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

67 Park Road, Blaby, Leicester, LE8 4ED

£195,000

OVERVIEW

- Lovely Terraced Home
- No Onward Chain
- Sought After Village Location
- Lounge & Dining Room
- Kitchen, Utility & Shower Room
- Two Double Bedrooms
- Home Office/Nursery
- Good Sized Garden & Workshop
- EER Rating - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Blaby, situated in Leicestershire, is a vibrant and historic village that blends modern amenities with a sense of community and tradition. Known for its charming streets, green spaces, and welcoming atmosphere, Blaby offers residents a high quality of life within easy reach of Leicester city center. The village boasts a range of amenities, including shops, schools, restaurants, and leisure facilities, catering to the diverse needs of its residents. With a rich history and a strong sense of community spirit, Blaby provides a peaceful and picturesque setting for those seeking a balance between urban convenience and rural tranquility.



THE INSIDE STORY

Steeped in history dating back to 1895, this captivating home, nestled in a picturesque village location, awaits its next fortunate owner. Boasting a seamless blend of timeless charm and modern comforts, this property is a true gem that beckons to be explored. As you step inside, you are greeted by a welcoming lounge adorned with a window that frames views of the front garden and a fireplace, setting the tone for cosy evenings and memorable gatherings. The adjacent dining room, featuring a window overlooking the enchanting garden and a feature fireplace, offers a perfect space for entertaining guests or enjoying family meals in a serene setting. The kitchen and utility areas cater to practical needs, providing a functional space for culinary adventures and household tasks. A convenient shower room adds a touch of modern convenience to the home, ensuring comfort and efficiency for everyday living. Upstairs, the property reveals two charming bedrooms, each offering a tranquil retreat for rest and relaxation. Additionally, a versatile home office or nursery space provides flexibility to suit your individual needs, whether for remote work, creative endeavours, or childcare. The outdoor space is a true delight, being low maintenance and featuring a stoned area, a welcoming patio for outdoor dining, raised decking for relaxing in the sun, and a workshop equipped with power and lighting, ideal for hobbies or projects. To fully appreciate the charm and potential of this property a viewing is highly recommended

