1a Lutterworth Road Blaby, Leicester, LE9 1RG
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ESTATE AGENTS

Room Sizes

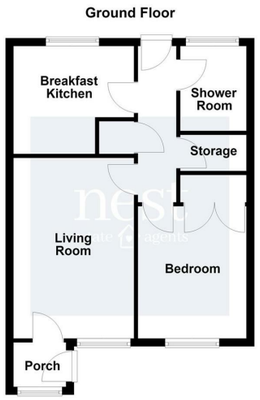
Porch
4'07 x 2'09

Living Room
15'04 x 10'08

Breakfast Kitchen
10'07 x 10'08

Bedroom
11'07 x 9

Shower Room
7'02 x 5'08



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?
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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.

Shetland Way, Countesthorpe, Leicester LE8 5PU

£169,950

The Story Begins

- One Bedroom Bungalow
- No Upward Chain
- Allocated Parking
- Porch & Living Room
- Double Bedroom & Shower Room
- Breakfast Kitchen
- Enclosed Rear Garden
- Viewing Essential
- Freehold
- Awaiting Energy Rating & Council Tax Band A

Location Is Everything

This fantastic property is situated in the highly popular village of Countesthorpe, which offers an excellent range of amenities for everyday living. The village has a good selection of local shops, along with a bakery, hairdressers, library, health centre, garden centre, restaurants and public houses.

For families, Countesthorpe is well served by reputable schools, including Greenfield Primary School and Countesthorpe Academy.

The village also benefits from regular bus services into Leicester city centre, together with excellent road links providing easy access to the motorway network and Fosse Shopping Park.

Inside Story

Situated within a popular and established area of Countesthorpe, this one-bedroom bungalow offers an excellent opportunity for those looking to put their own stamp on a home. With well-proportioned accommodation, an allocated parking space and a private rear garden, the property has no upward chain and is ready for its next chapter.

Step inside through the handy porch and you'll find a comfortable living room with a feature fireplace and plenty of space for both seating and furniture. The kitchen offers a good range of fitted units and worktop space, sink drainer and room for appliances. There is space to dine and the is a generous window allows plenty of natural light into the room.

The bedroom is a good-sized double, benefiting from built-in double wardrobe, while the shower room is fitted with a white suite including a pedestal wash basin, WC and enclosed shower.

Outside, the rear garden provides a private outdoor space with established planting, mature shrubs and a paved patio area. There is also a useful brick-built store/outbuilding, while the garden itself offers plenty of scope for a keen gardener to transform and personalise.

Although the property would benefit from some updating and improvement, it provides a fantastic blank canvas and could make a lovely home for a buyer wanting to create something to their own taste.

Completing the package is an allocated parking space, while the bungalow's position within the popular village of Countesthorpe places local amenities and everyday conveniences within easy reach.