

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

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

8 x 4'04

Lounge/Diner

10'09 x 19'01

Kitchen

7'1 x 7'09

Bedroom One

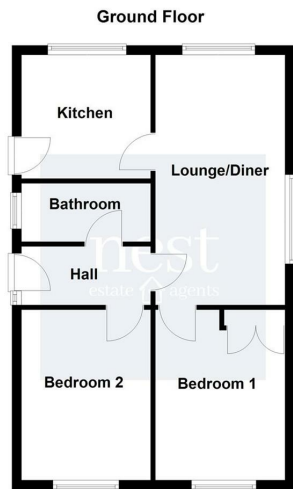
13'02 max x 9'03

Bedroom Two

8 x 11'10

Bathroom

8 x 4'09



Nursery Close, Thurlaston, Leicester LE9 7TQ

£274,950

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.

The Story Begins

- Detached Bungalow
- Entrance Hall
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Two Double Bedrooms
- Garage
- Wrap Around Garden To Three Sides
- Driveway
- Freehold - Council Tax C EPC D

Location Is Everything

Thurlaston is a highly regarded South Leicestershire village offering a rural setting with a strong sense of community. Surrounded by open countryside and scenic walking routes, it provides the best of village life while remaining well connected for everyday needs. Nearby Market Harborough, Lutterworth and Leicester offer a wide range of shops, restaurants and amenities, with convenient access to major road links including the M1 and A5. With reputable local schooling options close by and a welcoming village atmosphere, Thurlaston is an excellent location for those seeking space, tranquillity and easy commuter access.



Inside Story

This detached bungalow on Nursery Close offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ready for a new owner to add their own mark.

Upon entering, you are welcomed by an entrance hall that leads to a lounge/diner, perfect for entertaining guests. The fitted kitchen is well-equipped, providing ample space for culinary creations. Having wall and base units, plumbing for a washing machine, cooker, hob with an extractor over. A door leads to the side aspect. Two double bedrooms create space and versatility to suit your needs. The bathroom has a bath with overhead shower, WC and hand wash basin. The layout of the bungalow ensures a seamless flow between the living areas, making it a warm and inviting space.

One of the standout features of this property is the wrap-around garden, which offers a nice setting for outdoor enjoyment. Whether you wish to cultivate your green thumb or simply enjoy a peaceful afternoon in the sun, this garden provides the perfect backdrop. Additionally, the property boasts off-road parking and a garage, ensuring convenience for you.

Located in a popular neighborhood, this bungalow is not only a lovely home but also a wonderful opportunity to embrace the serene lifestyle that Thurlaston has to offer. With local amenities and beautiful countryside nearby, this property is a must-see for anyone looking to settle in a lovely village. Don't miss the chance to make this bungalow your new home.

