

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Porch

Living Room

19'25 x 11'33

Conservatory

11'35 x 8'96

Kitchen

11'53 x 9'85

Bathroom

8'52 x 6'67

Bedroom One

13'8 x 10'97

Bedroom Two

11'53 x 10'05



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.

Rockbridge Road, Oadby, Leicester LE2 4TH

£325,000

The Story Begins

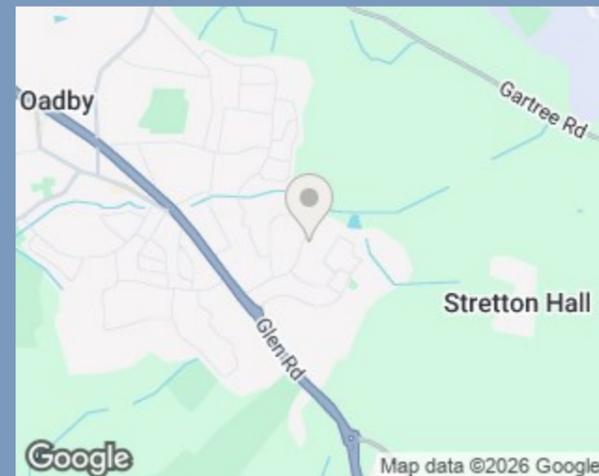
- Detached Bungalow
- Sought After Location
- Light & Airy Throughout
- Living Room & Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden With Patio, Lawn & Flowered Borders
- Off Road Parking & Garage
- EPC Rating C & Council Tax Band C

Location Is Everything

Oadby is a town in Leicestershire, located five miles southeast of Leicester city center. The town is well-known for the Leicester Racecourse, situated on the border between Oadby and Stonegate, as well as the University of Leicester Botanical Garden.

Oadby boasts a variety of shops and public houses, including smaller independent retailers, takeaways, a library, a post office, and a walk-in medical center. Additionally, there is a leisure center for recreational activities.

For those who prefer not to drive, a serviced bus route connects Oadby to Leicester city center, as well as Market Harborough, Kibworth, and Northampton, providing excellent flexibility. The town is also home to several lovely recreational parks and woodlands. Brocks Hill Country Park, featuring a café and ample walking space, is a particularly great place to visit.



Inside Story

This well-presented detached bungalow on Rockbridge Road offers a delightful living space that is well-appointed. Throughout the property, you will find a warm and inviting atmosphere. Upon entering, you are greeted by an entrance hallway that leads to the living accommodation. The spacious living room features a lovely fireplace, perfect for cozy evenings. This room also provides ample space for a dining table, making it an excellent setting for entertaining guests or enjoying family meals. The adjoining conservatory adds an extra touch of charm, allowing natural light to flood the space and providing a serene spot to relax while enjoying views of the garden. The bungalow comprises two bedrooms, and the well-appointed bathroom completes the accommodation. One of the standout features of this property is the beautiful rear garden, which boasts a lovely patio area. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding. The garden is a true haven for those who appreciate well-maintained outdoor spaces. In addition to its curb appeal, the bungalow offers practical amenities, including off-road parking and a detached garage, ensuring you have ample space for vehicles and additional storage needs. Overall, this delightful bungalow presents an excellent opportunity for anyone looking to settle in a tranquil yet convenient area. With its attractive features and prime location, this property is not to be missed.

