

## Room Sizes

### Entrance Hall

### Living/Dining Area

15'03 x 10'05

### Kitchen

7'07 x 8'03

### WC

4'09 x 2'09

### Bedroom One

8'05 x 12'08

### Bedroom Two

8'05 x 8'09

### Bedroom Three

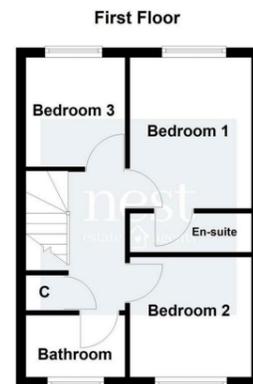
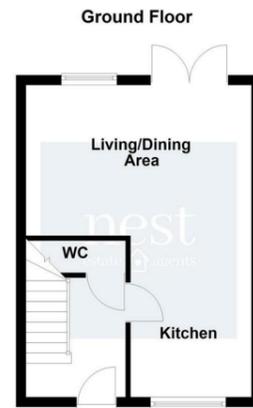
10'06 x 6'06

### En-Suite

8'05 x 3'05

### Bathroom

6'10 x 4'09



Barrowcliff Way, Blaby LE8 4BH

£279,950

**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

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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.

# The Story Begins

- Semi-Detached Home
- Entrance Hallway
- Open Living And Dining Area
- Fitted Kitchen
- Downstairs WC
- Three Bedrooms
- En-Suite Shower Room & Family Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - B

# Location Is Everything

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

This lovely home is perfectly suited to a wide range of buyers, including first-time purchasers, families, and those looking to downsize. Upon entering, you are welcomed into a bright entrance hallway, complete with useful under-stairs storage, where there is plumbing for a tumble dryer. The ground floor offers a spacious open-plan living and dining area, creating a warm and cosy atmosphere, with ample space for a dining table. French doors open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. The kitchen is open to the living and dining space and is fitted with a range of base and wall units, an integrated oven with hob and extractor fan above, as well as plumbing for a washing machine and space for an American-style fridge freezer. Upstairs, the property boasts three bedrooms, with the master bedroom benefiting from its own en-suite shower room. The family bathroom is fitted with a bath with overhead shower, WC, and wash hand basin. Additional storage is available via a cupboard on the first floor. Externally, to the rear, the enclosed garden features a combination of lawn and patio areas, along with a covered seating space, perfect for relaxing or entertaining. To the front, the property offers off-road parking. This is a fantastic opportunity to acquire a well-presented home that must be viewed to be fully appreciated.

