

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Living Room

12'3 x 11'7

### Dining Room

12'3 x 11'8 min

### Kitchen

15'4 x 6

### Landing

15 x 2'4

### Bedroom One

13'6 x 11'7

### Bedroom Two

11'9 x 11'3

### Bathroom

11'1 x 6



**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.

No Chain - Welford Road, Blaby, Leicester LE8 4FT

£257,500

# The Story Begins

- Victorian End Of Terrace
- Immaculate Condition
- No Upward Chain
- Two Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Generous Rear Garden
- Energy Rating D
- Council Tax Band A & Freehold

# Location Is Everything

This wonderful property benefits from being just a short walk from the vibrant village centre of Blaby. The area offers a wide range of amenities to suit all needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library, and dental surgery. Families will appreciate the two well-regarded primary schools in the village, with a secondary school located nearby in the next village. Blaby is also home to several churches and beautiful green spaces, such as Bouskell and Northfield Park, perfect for recreation and relaxation. Blaby is highly regarded for its convenient access to Leicester city centre and excellent transport links to the motorway network. The village also features a designated conservation area, full of charm and character, perfect for leisurely strolls and enjoying the rich local heritage.



# Inside Story

This fabulous Victorian bay-fronted end-terrace home is located in the highly sought-after area of Blaby and is presented for sale in immaculate condition. Offered with no upward chain, it is ready for its new owners to move straight into.

A charming cottage-style walled and gated frontage creates an inviting first impression. Stepping into the living room, you are greeted by a wonderful bay window that fills the room with natural light, complemented by oak flooring and generous space for seating.

The dining room is a versatile and welcoming area, benefitting from French doors that open directly onto the rear garden. A doorway leads to the staircase, neatly positioned to maintain a good flow. The kitchen is fitted with classic white shaker-style wall and base units, a contrasting worksurface, stainless steel sink and drainer, and a cooker with five-burner hob and extractor hood. There is ample storage and space for essential appliances.

Upstairs, the property offers two double bedrooms. The main bedroom features a beautiful cast-iron fireplace, adding character and a nod to the home's Victorian origins. The bathroom includes a white suite with a pedestal wash hand basin, low-level WC, and a bath with overhead shower. Neutral tiling keeps the space bright and fresh, and the wall-mounted boiler is also housed here.

Outside, the enclosed rear garden provides gated side access, ideal for bins or bicycles. The garden features a patio area perfect for outdoor seating, with gravelled sections for easy, low-maintenance upkeep.

This charming home combines period features with modern comfort, offering a wonderful opportunity to purchase a well-presented property in a desirable location.

