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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Room

12'02 x 21'02

### Kitchen

9'03 x 12

### WC

2'09 x 4'10

### Bedroom One

12'10 x 10

### Bedroom Two

12'10 x 7'08

### Bedroom Three

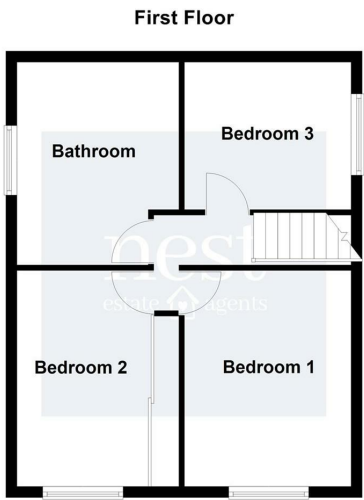
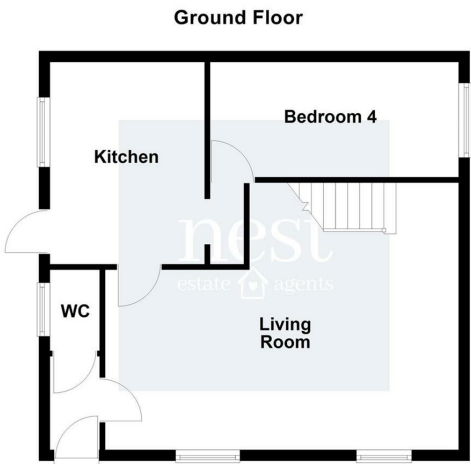
10'04 x 8'09

### Bedroom Four

15'01 x 8'03

### Bathroom

12'05 max x 10'10 max



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Wigston Road, Blaby, Leicester LE8 4FU

£375,000



# The Story Begins

- Beautiful Semi-Detached Home
- Entrance Hallway
- Spacious Living Room
- Fitted Kitchen
- Downstairs WC
- Four Bedrooms - One On The Ground Floor
- Family Bathroom
- Enclosed Garden
- Freehold
- EPC - D Council Tax Band - C

# Location Is Everything

This lovely home is set close to the village centre. 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

Crofters Cottage is a beautifully presented semi-detached home, brimming with charm and character, ideally positioned on Wigston Road in the heart of Old Blaby village.

Step inside via the entrance hallway and into a generous living room, where exposed ceiling beams and a log burner create a warm, inviting focal point, perfect for cosy evenings in.

The kitchen is well appointed with a range of wall and base units complemented by wooden worktops, and benefits from integrated appliances including an oven, induction hob with extractor and a dishwasher, along with plumbing for a washing machine. A door from the kitchen provides useful side access to the garden.

The ground floor also features a convenient WC and a versatile fourth bedroom, ideal as a home office, playroom or additional reception room to suit your needs.

Upstairs, you'll find three further well-proportioned bedrooms, with bedroom two enjoying fitted wardrobes. The family bathroom is thoughtfully arranged with a separate bath, walk-in shower, WC and wash hand basin.

Outside, the rear garden is set over two levels, with patio steps leading up to a lawned area—perfect for relaxing, entertaining or enjoying a bit of outdoor space. A wonderful character home offering flexible living accommodation — early viewing is highly recommended.

