

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Kitchen, Living & Dining

25'02 x 10'06

### Bedroom One

10 x 16'01

### Bedroom Two

9'05 x 8'06

### Bathroom

5'06 x 7



**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.

Three Pots Lane, Gilmorton, Lutterworth LE17 5SH

Guide Price £350,000

# The Story Begins

- Beautiful Semi-Detached Bungalow Offered With No Upward Chain
- Entrance Hallway
- Fitted Kitchen
- Open Living & Dining With Bi-Fold Doors To Garden
- Master Bedroom
- Versatile Second Bedroom
- Family Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - A Council Tax Band - C

# Location Is Everything

Gilmorton is known for its strong sense of community and traditional village feel. It offers a range of local amenities including a village shop, post office, primary school, pubs, and a village hall, all contributing to its welcoming and close-knit atmosphere.

Surrounded by attractive Leicestershire countryside, the area is popular with walkers and those seeking a quieter lifestyle, while still benefiting from good road links via the nearby A426 and access to larger centres such as Leicester and Market Harborough.



# Inside Story

Welcome to this beautifully presented semi-detached bungalow, ideally situated in the heart of Gilmorton on a private road, that is offered with no upward chain. Lovingly maintained by its previous owner, the property is now ready to welcome its next chapter.

Upon entering, you are greeted by a welcoming entrance hallway which provides access to two bedrooms located at the front of the home. The principal bedroom offers generous space, while the second bedroom is versatile and can comfortably accommodate either a single or double bed, depending on your needs.

Moving towards the rear of the property, you will find a modern family bathroom, complete with a bath and overhead shower, WC, wash basin, and a heated towel rail.

The heart of the home lies in the impressive open-plan kitchen, living, and dining area. The kitchen is fitted with a range of wall and base units and benefits from integrated appliances including an oven, grill, microwave, dishwasher, and fridge freezer, as well as an induction hob with extractor fan. There is also plumbing in place for a washing machine.

The living and dining space is bright and airy, enhanced by bi-fold doors that open out onto the rear garden. The garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor seating and entertaining.

To the front of the property, a spacious driveway provides off-road parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate all that this charming bungalow has to offer.

