

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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Room Sizes

Entrance Hall

Living Room

14'02 x 11'11

Kitchen

6'03 x 10'02

Conservatory

12'03 x 9'04

Bedroom One

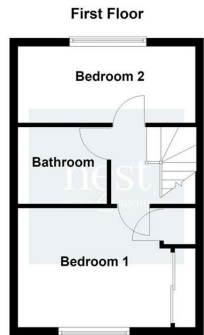
9'04 x 11 min

Bedroom Two

14'02 x 6'03

Bathroom

6'03 x 7'03



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?

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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.

Canning Close, Blaby, Leicester LE8 4BL

Offers Over £237,500

The Story Begins

- Popular Jelson Development
- Tastefully Presented And Ready To Move Into
- Fitted Kitchen With Integrated Appliances
- Bright Living Room With French Doors
- Conservatory Providing Extra Living Space
- Two Bedrooms With Built-In Storage In Bedroom One
- Modern Family Bathroom
- Enclosed Rear Garden With Patio, Lawn And Shed
- Off Road Parking To The Side
- Freehold Energy Rating - the Council Tax Band - B (Blaby)

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

Welcome to Canning Close, a modern two-bedroom semi-detached home situated on a popular Jelson development. Beautifully presented with tasteful décor throughout, this is a lovely opportunity for a first-time buyer looking for a home that is ready to move straight into.

From the entrance hall, you are welcomed into the home, with the added convenience of a downstairs WC. The fitted kitchen sits to the front and offers a range of wall and base units with contrasting work surfaces, a built-in oven, hob and extractor fan, together with space for a fridge freezer and plumbing for a washing machine.

To the rear, the living room is a lovely bright space with French doors opening into the conservatory. Currently used as a dining room, the conservatory is a real highlight and provides valuable additional accommodation. It is a lovely space for entertaining friends and enjoying time with guests, while also creating a great connection with the garden.

Upstairs, there are two bedrooms and the family bathroom. The principal bedroom benefits from built-in sliding-door wardrobes, offering plenty of useful storage without taking away from the room's floor space. The second bedroom has also been cleverly designed with a built-in bed, making great use of the space and creating a practical room for a child, guest or home office.

Outside, the enclosed rear garden provides a lovely private space, with a patio area ideal for outdoor dining and seating, a lawn and a garden shed for storage. There is also gated side access, which is a particularly useful feature.

With its tasteful presentation, modern layout, downstairs WC, generous additional accommodation and thoughtful built-in features, Canning Close has plenty to offer. The conservatory, clever use of space and lovely garden make this a home that really stands out from the rest, and an ideal first home for someone looking to take their first step onto the property ladder.

