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

nest
ESTATE AGENTS

Room Sizes

Porch

Living Room
9'6x11'6

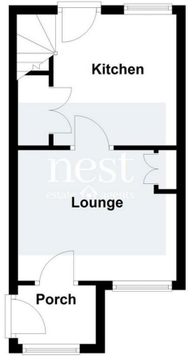
Kitchen
6'8x9

First Floor

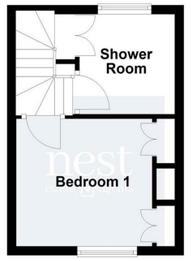
Bedroom One
10'8x9'6

Shower Room
7'7x6'8

Ground Floor



First Floor





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.

Main Street, Willoughby Waterleys, Leicester LE8 6UF

Price Guide £189,950

The Story Begins

- Charming Cottage
- Wonderful Village Location
- Ideal First Home
- Entrance Porch
- Cosy Living Room
- Stylish Fitted Kitchen
- Double Bedroom
- Modern Shower Room
- Freehold
- Council Tax Band A & Energy Rating D

Location Is Everything

Willoughby Waterleys is a picturesque village nestled in the heart of the Leicestershire countryside, approximately eight miles south of Leicester. The village enjoys an excellent community spirit and retains much of its traditional charm, with several listed buildings and the beautiful Norman church of St Mary's.

Conveniently positioned for access to the motorway network and rail connections to London and the North of England, the village offers an appealing balance of rural living and accessibility. There is also a choice of state and independent schools in the surrounding area, making this an attractive location for a variety of buyers.











Inside Story

Step inside this delightful character cottage, where charm and practicality come together to create a lovely home full of personality. The welcoming entrance porch provides the perfect space for coats and wellies, setting the tone for the cosy accommodation beyond. Opening the inner door, you are greeted by a warm and inviting sitting room, featuring a characterful fireplace that creates a lovely focal point. Traditional tiled flooring continues throughout the ground floor, while the sash window to the front aspect allows natural light to fill the room.

The kitchen is thoughtfully fitted with a range of wall and base units, including an attractive display cabinet. There is a built-in oven, hob and extractor, together with plumbing for a washing machine. A useful storage cupboard houses the fridge/freezer, helping to keep the space practical and organised. A door provides access to the rear courtyard, while stairs lead to the first floor.

Upstairs, the double bedroom benefits from fitted cupboards and a window overlooking the front aspect. The shower room is fitted with a modern double shower with an electric shower overhead, wash hand basin and useful storage. The property also benefits from an air conditioning unit, providing both heating and cooling for comfort throughout the year.

Outside, the property enjoys an enclosed courtyard garden, providing a charming outdoor space with access through to the front of the cottage. Please note that neighbouring properties have a right of access across the courtyard for bin access. A cute and characterful cottage with plenty of charm, offering cosy accommodation and a lovely blend of traditional features and everyday practicality. An ideal opportunity for anyone looking for a home with personality.Declaration of Interest: In the interests of transparency, we wish to disclose that the seller of this property is personally connected to the owner of nest Estate Agents.