

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

Room Sizes

Entrance Porch

Hallway

Living Room
17 x 10'11

Dining Area
8'08 x 10'04

Kitchen
8 x 13'05

Garden Room
10'01 x 7'01

Conservatory
8'7 x 7'09

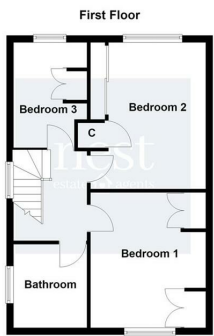
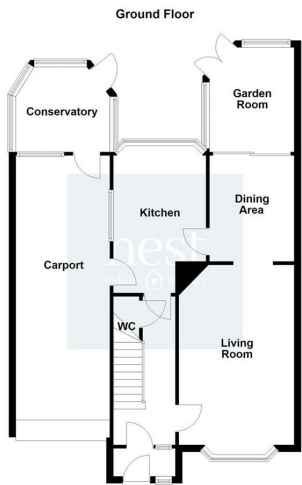
Bedroom One
12'10 x 10'10

Bedroom Two
14'05 x 10'10

Bedroom Three
7 x 10'04

Bathroom
8'02 x 6

Carport
26 x 8'11



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.



Winchester Road, Blaby, Leicester LE8 4HL

£269,950

The Story Begins

- Spacious Three Bedroom Family Home
- Bright Living Room Opening Into Dining Area
- Sun Room Overlooking The Rear Garden
- Fitted Kitchen With Integrated Oven And Gas Hob
- Ground Floor WC And Separate Garden Room
- Two Double Bedrooms & Single Bedroom With Fitted Wardrobes
- Three Piece Family Bathroom
- Enclosed Rear Garden With Patio Seating Area
- Off-Road Parking And Attractive Frontage
- Freehold EPC - TBC Council Tax Band - C

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 this spacious family home, offering generous living accommodation and ready to welcome its next owners.

The property is entered via an entrance porch leading into a welcoming hallway. To the front of the home is a bright and spacious living room, filled with natural light from the front window. The living room flows seamlessly into the dining area, creating the perfect space for family meals and entertaining guests. Sliding doors open into a delightful sun room overlooking the rear garden, with French doors providing direct access outside.

The fitted kitchen is conveniently accessible from both the hallway and dining room and is equipped with a range of wall and base units complemented by contrasting worktops. There is an integrated oven with a gas hob, plumbing for a washing machine, and space for a fridge. The kitchen also provides internal access to the generous carport which benefits from an electric up-and-over door and further access to a useful conservatory with direct access to the rear garden. Completing the ground floor is a convenient WC.

Upstairs, the property offers two generous double bedrooms, both featuring fitted wardrobes, along with a well-proportioned single bedroom, also benefitting from fitted storage. The family bathroom comprises a bath with shower over, wash hand basin and WC.

Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area, ideal for relaxing or entertaining during the warmer months. To the front, the property offers off-road parking and is enclosed by a low-level brick wall with gated access, creating an attractive frontage.

This is a fantastic opportunity to purchase a spacious family home in a popular residential location, offering versatile living space, excellent storage and the potential to make it your own.

