

Room Sizes

Entrance Hallway

Living / Dining Room

11 x 28'04

Kitchen

6'04 x 17'07

Bedroom One

9'01 x 13'06

Bedroom Two

8'02 x 11'04

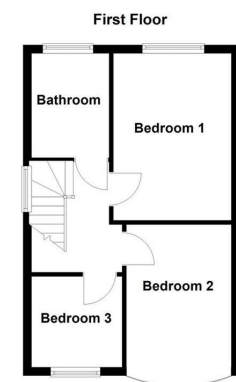
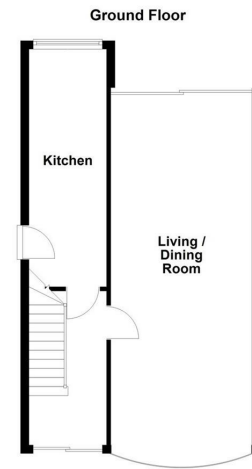
Bedroom Three

7'07 x 7'07

Bathroom

6'05 x 8'03

Garage



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

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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.

Grove Road, Blaby, Leicester LE8 4DG

£269,500

The Story Begins

- Semi-Detached Home
- Entrance Hallway
- Open Living & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Detached Garage
- Off Road Parking
- Freehold EPC - TBC 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

This semi-detached home has been lovingly maintained by its previous owner and is now ready to welcome its next. Offering spacious and versatile accommodation, this property is ideal for families, first-time buyers, or those looking to upsize.

Upon entering, you are welcomed into the hallway, which leads to a bright and spacious open-plan living and dining area. This impressive space benefits from a bay window to the front and sliding doors to the rear, allowing an abundance of natural light to flood through while also providing direct access to the garden.

The fitted kitchen comprises a range of wooden wall and base units, offering ample storage and workspace. It includes an integrated oven and grill, a fridge, and plumbing for a washing machine. There is also space for a small dining table, making it a practical additional dining area. The kitchen further benefits from convenient side access from the driveway and the garden.

To the first floor, the property offers two generously sized double bedrooms, both featuring fitted wardrobes, alongside a single bedroom. The family bathroom is fitted with a separate bath and walk-in shower, as well as a WC and wash hand basin.

Externally, the rear garden is predominantly laid to lawn with a patio area, perfect for outdoor dining and entertaining. The property also benefits from a detached garage. To the front, there is off-road parking and a low-maintenance stoned area.

