

## FLOOR PLAN

### DIMENSIONS

Porch

Entrance Hallway

Living Room

23'3" x 10'9" (7.09 x 3.30)

Family Dining Kitchen

28'2" x 10'11" (8.61 x 3.35)

Utility Room

10'9" x 5'10" (3.28 x 1.80)

Bedroom One

14'2" x 10'11" (4.34 x 3.33)

Bedroom Two

10'11" x 7'3" (3.33 x 2.21)

Bedroom Three

9'3" x 7'6" (2.84 x 2.31)

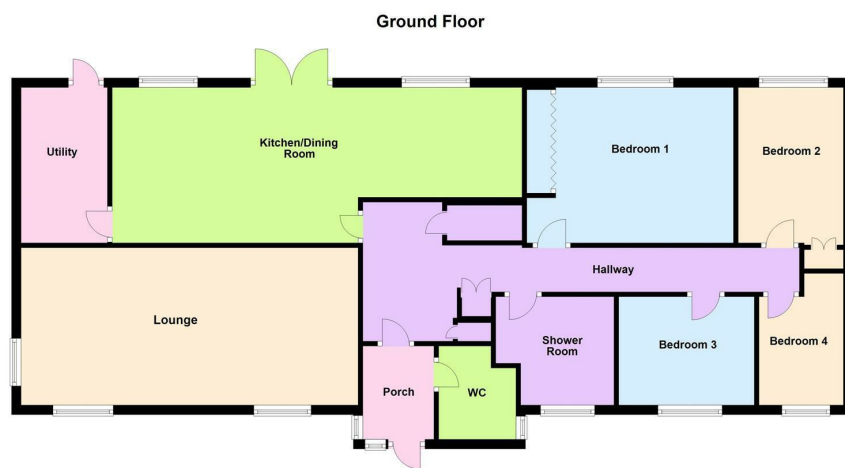
Bedroom Four

8'2" x 7'6" (2.49 x 2.29)

Shower Room

8'2" x 7'6" (2.49 x 2.29)

Additional WC



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Little Ashes 1 Old Garden Close, Blaby, LE8 4EB

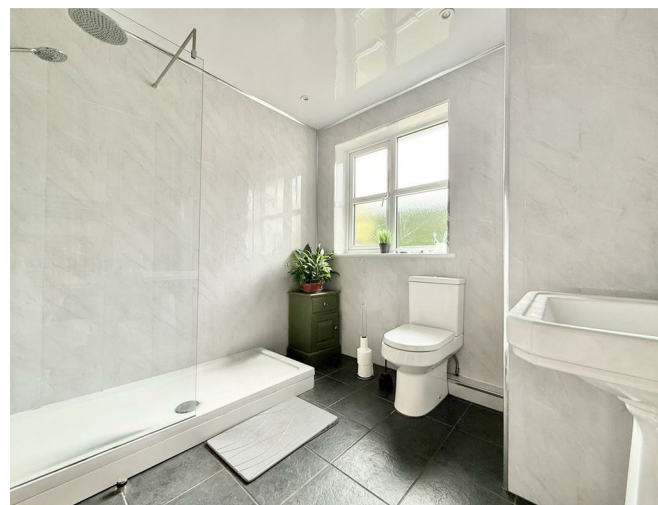
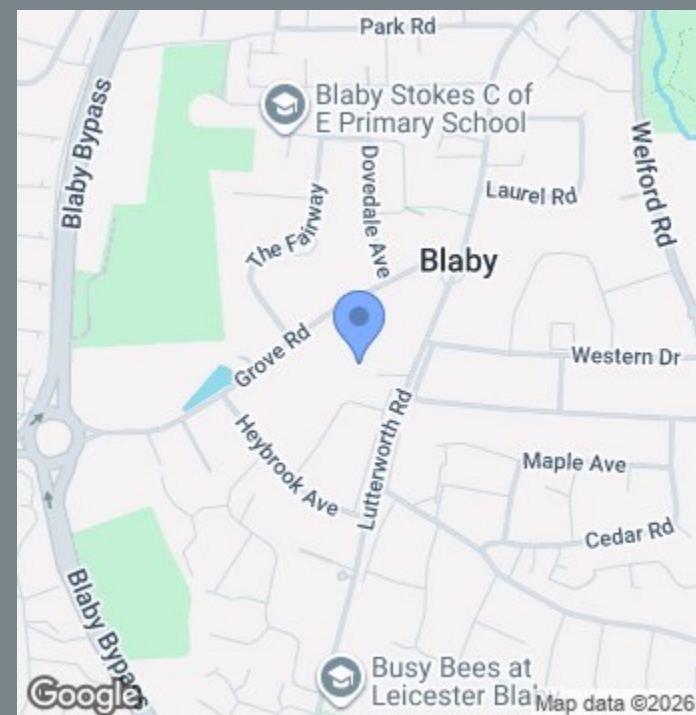
Offers Over £450,000

## OVERVIEW

- Spacious Detached Bungalow
- Fabulous Location
- Porch & Entrance Hall
- Living Room & Utility & Cloakroom
- Family Dining Kitchen
- Four Bedrooms & Modern Shower Room
- Driveway & Double Garage
- Beautiful, Extensive Garden
- Viewing Is A Must
- EER - D, Freehold, Tax - E

## LOCATION LOCATION....

Old Garden Close sits within the heart of Blaby, a village that has long been loved for its welcoming atmosphere, excellent amenities and wonderful balance between village charm and modern convenience. With a bustling centre full of independent shops, cafés, traditional pubs and everyday essentials, Blaby offers a lifestyle that feels both connected and community-driven. Families are particularly drawn to the area thanks to its highly regarded local schools and abundance of nearby green spaces, including parks, recreation grounds and countryside walks that give the village a relaxed, outdoorsy feel. Despite its peaceful surroundings, Blaby remains exceptionally convenient for commuters, with easy access to Leicester city centre, Fosse Park, the M1 and M69, alongside regular public transport links. Old Garden Close itself enjoys a tucked-away residential setting, perfectly suited to those looking for a quieter pace of life while still being close to everything the village has to offer.



## THE INSIDE STORY

Tucked away within a lovely cul-de-sac shared by just two properties, this spacious detached bungalow enjoys a peaceful setting in a highly desirable village location, offering generous & versatile accommodation both inside & out. The property is approached via a useful porch leading into a welcoming hallway that provides access to the principal rooms. The living room is a particularly bright & inviting space, benefitting from dual aspect windows allowing natural light to flood through, while a charming feature fireplace creates a warm & cosy focal point—perfect for relaxing or entertaining. At the heart of the home is the impressive family dining kitchen, designed with both practicality & sociable living in mind. The dining area offers ample room for family meals or hosting guests, with French doors opening directly onto the garden, creating a seamless connection between indoor & outdoor living. A separate seating area adds further flexibility, making this a wonderful family hub where everyone can gather, relax, or enjoy everyday life together. A utility room provides additional storage & practicality, helping to keep the main living spaces organised. The bungalow offers four well-proportioned bedrooms, giving excellent flexibility for family living, guest accommodation, hobbies, or workspace if required. The modern shower room is beautifully finished, featuring a contemporary rainfall shower creating a luxurious feel, while an additional WC adds further convenience for busy households & visitors alike. Externally, the property continues to impress with a driveway providing ample off-road parking & access to a double garage offering excellent storage or workshop potential. The extensive rear garden is a true highlight—beautifully established with plenty of space to enjoy, whether relaxing, gardening, entertaining, or simply appreciating the peaceful surroundings.

