

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Hallway

13'02 x 5'11

Living Room

13'02 x 12'07

Kitchen & Dining Area

18'11 x 10'02

Bedroom One

10'03 x 11'08

Bedroom Two

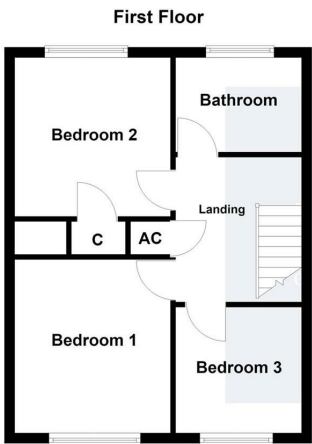
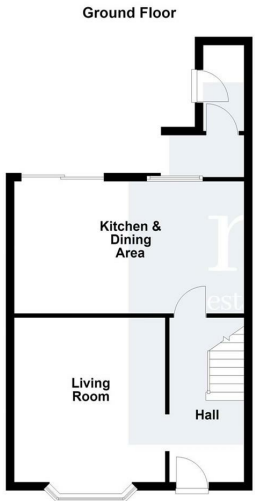
11'02 x 9'11

Bedroom Three

8'03 x 8'03

Bathroom

7'04 x 6'01



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.

Tamerton Road, Leicester LE2 9DD

£260,000

The Story Begins

- Set Back From The Road Offering A Spacious Family Home
- Welcoming Entrance Hallway With Useful Understairs Storage
- Bright And Cosy Living Room Decorated In Neutral Colours
- Modern Fitted Kitchen With Glossy White Units And Dining Space
- Space For An American-Style Fridge Freezer, Washing Machine And Dishwasher
- Two Double Bedrooms, One Single Bedroom And Family Bathroom
- Boarded Loft With Electricity Providing Versatile Additional Space
- Generous Rear Garden With Useful Outbuildings For Storage
- Log Cabin With Electricity Currently Used As A Home Office
- Freehold, Energy Rating C & Council Tax Band - A

Location Is Everything

Eyres Monsell is situated in between South Wigston and Aylestone which is popular for many as this location has everything to offer. Eyres Monsell has a vast amount of local shops and two Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club really makes this location a welcoming community with different events, themed nights and parties all year round. Along with the social club there are plenty of family pubs for a nice evening drink after a long day at work. There are two parks within the Eyres Monsell estate one being a childrens park with basketball courts and playing fields and the other being a park with many playing fields , a park area , children’s play area and during the summer for a few weeks has a funfair with rides and attractions for all ages. Eyres Monsell is located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.



Inside Story

Welcome to this delightful family home, set back from the road, offering a wonderful balance of space, comfort and practicality.

Upon entering, you are welcomed by a spacious entrance hallway, complete with useful downstairs storage. The bright and inviting living room is beautifully presented in neutral décor, creating a warm and cosy space to relax.

The fitted kitchen features a stylish range of glossy white wall and base units, providing ample cupboard and worktop space. There is room for an American-style fridge freezer, washing machine and dishwasher, as well as space for a dining table, making it an ideal space for family life and entertaining.

Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom. An airing cupboard provides additional storage, while the family bathroom comprises a bath with an overhead shower, wash hand basin and WC.

The boarded loft, complete with electricity, offers a versatile additional space, perfect as a relaxation room. Outside, the generous rear garden provides plenty of room for outdoor enjoyment and features useful outbuildings for additional storage. A standout feature is the log cabin, complete with electricity and currently utilised as a home office, making it ideal for those working from home or seeking a flexible garden retreat. This well-presented home offers spacious accommodation both inside and out, making it an excellent choice for growing families.

