

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk)  
[www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

nest  
ESTATE AGENTS

## Room Sizes

### Entrance Hall

### Kitchen

9'08 x 12'01

### Living & Dining Room

17'11 x 9'02

### Utility

9'03 x 10

### Bedroom One

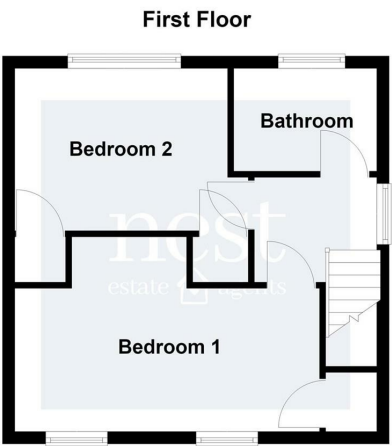
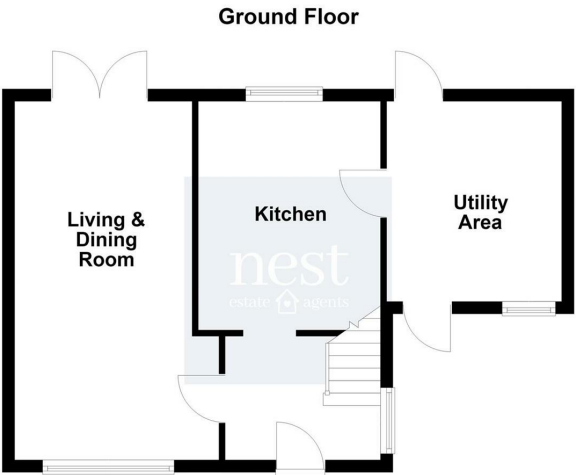
9'01 max x 16'03 max

### Bedroom Two

11'09 x 8'07

### Bathroom

5'05 x 7'03



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Trenant Road, Leicester LE2 6UB

£199,950

# The Story Begins

- Immaculate End Town Home - No Upward Chain
- Stylish & Modern Improvements Throughout
- Convenient Location - Ideal First Home
- Entrance Hall & Living, Dining Room
- Stunning Refitted Kitchen
- Two Double Bedrooms
- Beautiful Bathroom
- Driveway & Enclosed Garden
- Freehold
- Council Tax Band A & Energy Rating C

# Location Is Everything

Situated between Wigston and Aylestone, this property enjoys a convenient location with excellent access to Leicester City Centre, making it a popular choice for many buyers. The area offers a fantastic range of local amenities, including shops, a Co-op Superstore, takeaway options, and restaurants, ensuring everyday essentials are within easy reach.

The property also benefits from excellent transport links, with good access to the motorway network, along with nearby schooling and local facilities, making this an ideal location for families, professionals, and commuters alike.



# Inside Story

Welcome to this beautifully presented end town house, ideally positioned in a convenient location and thoughtfully improved throughout by the current owner. With no upward this great property has stylish and modern accommodation and is a perfect for first-time buyers looking for a property that is ready to move straight into.

Approaching the property, you are welcomed by a driveway providing off-road parking, along with a side garden area adding to the appeal of the home. Stepping inside, the entrance hallway provides access to the accommodation, with the staircase rising to the first floor.

The living room is a lovely, light-filled space, benefiting from dual aspect windows which allow natural light to flow throughout the room. Finished with tasteful décor, this inviting area also features French doors opening onto the rear garden, creating a seamless connection between the inside and outside spaces.

The kitchen is truly the heart of this home and has been beautifully designed with style and practicality in mind. Featuring stone-coloured base units, marble-effect work surfaces, and striking black fittings, the contemporary finish is complemented by herringbone flooring. The kitchen is further enhanced with an integrated oven, hob and extractor fan, along with a built-in fridge freezer. A useful utility room provides space for laundry facilities and offers flexibility for additional storage.

To the first floor, the property continues to impress with two generous double bedrooms, both benefiting from built-in storage. The modern bathroom has been thoughtfully refurbished and features a stylish suite including a vanity wash hand basin, low-level WC, bath with overhead shower, heated towel rail, and elegant white metro tiling.

Outside, the rear garden provides a wonderful space to relax and entertain, with a patio area, timber decking ideal for outdoor dining, a lawn area, and attractive flower borders adding colour and character.

