

Room Sizes

Entrance Porch

Living Room

13'04 x 12'11

Kitchen

9'11 x 7'09

Conservatory

13'2 x 6'11

Store Room

14'02 x 13

Bedroom One

9 x 12'11

Bedroom Two

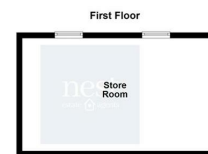
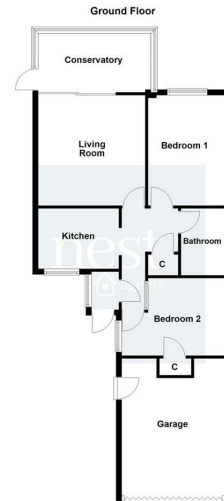
12'04 max (8'11 min) x 9'09 max (5'05 min)

Bathroom

5'05 x 7'10

Garage

12'06 x 16'09



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.

Heybrook Avenue, Blaby, Leicester LE8 4AL

£299,950

The Story Begins

- Detached Bungalow
- Entrance Porch & Hallway
- Spacious Sitting Room
- Kitchen
- Conservatory
- Store Room Accessed By Pull Down Ladder
- Two Bedrooms & Bathroom
- Enclosed Garden
- Garage & Off Road Parking
- Freehold EPC - TBC Council Tax Band - C

Location Is Everything

This lovely home is set in a non estate position. 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 delightful detached bungalow offers a wonderful opportunity for those seeking a spacious and versatile home with scope to put their own stamp on it. With two bedrooms and 681 square feet of accommodation, the property provides plenty of room for comfortable living, along with a garden that offers real potential and plenty of enjoyment.

On entering, you are welcomed into the entrance hall, which leads through to the main living areas. The kitchen is fitted with practical units and space for essential appliances, making it a functional area for everyday use.

The living room opens into the conservatory, which overlooks the garden and provides a lovely spot to relax and enjoy the outlook. The main bedroom benefits from built-in storage and a rear-facing window, while the second bedroom enjoys a front aspect and offers great versatility, whether used as a bedroom, hobby room or study. The bathroom is fitted with a bath, wash hand basin and low-level WC. The loft space is a wonderful space, boarded, with carpet and electric. Across this bungalow, there are a total of 17 solar panels, 10 on the back and 7 on the side. Gas central heating is present throughout this bungalow as well as all windows being double glazed.

Externally, this bungalow really comes into its own. There is ample off-road parking leading to a garage, offering convenience and useful storage. The garden is well established with shrubs and provides an ideal space for outdoor enjoyment and future landscaping or gardening projects.

Offered for sale with no upward chain, this property is an ideal choice for those looking for a straightforward move. While some updating is required, it presents a fantastic opportunity to create a home tailored to your own taste and style. Don't miss the chance to make this charming bungalow your own.

