

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Hall

Living Room

12'09 x 19'02

Kitchen & Dining Area

8'07 x 23'07

Bedroom One

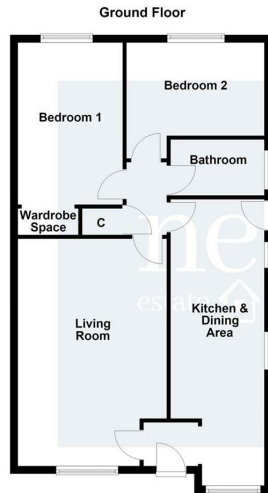
9'09 x 14'03

Bedroom Two

11'11 x 8'09

Bathroom

8'09 x 4'10



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.

Hat Road, Leicester LE3 2WF

£270,000

The Story Begins

- Beautiful Semi Detached Bungalow
- Immaculately Presented Throughout
- Entrance Porch & Cosy Living Room
- Modern Dining Kitchen
- Two Double Bedrooms
- Stylish Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Freehold
- Energy Rating D & Council Tax Band C

Location Is Everything

Braunstone Town is renowned for its convenient location, offering excellent commuter access to Leicester city centre, major motorway links, and the popular Fosse Park Shopping Centre just minutes away. The area boasts a wide range of local amenities, making it a highly desirable place to live. These include everyday shopping facilities, as well as well-regarded educational institutions such as Millfield Community School, Ravenhurst Primary School, and Winstanley Community College, all within close proximity.



Inside Story

Nestled along a delightful road in a convenient location, this wonderful semi-detached bungalow has been thoughtfully improved by the current owner to create a home that is both stylish and welcoming. Beautifully presented throughout with tasteful, neutral décor, it is ready for its next owners to simply move in and enjoy.

Stepping into the entrance hallway, you are welcomed by a bright and inviting atmosphere. The living room enjoys a calming colour palette, complemented by soft cream carpeting, creating a comfortable space to relax and unwind.

One of the standout features of the home is the impressive dining kitchen. Cleverly reconfigured to incorporate what was originally the third bedroom, this generous room offers ample space for both cooking and dining. It is fitted with a range of cream shaker-style base units, wood-effect work surfaces, a sink and drainer, built-in oven and hob, together with space for additional appliances, making it ideal for both everyday living and entertaining.

There are two well-proportioned double bedrooms, each offering plenty of space for freestanding furniture, while the bathroom has been beautifully refitted with a contemporary suite comprising a vanity unit incorporating a wash hand basin and concealed cistern WC, a bath with overhead shower and glass screen, heated towel rail and complementary tiling.

Outside, the property continues to impress. To the front, a driveway provides off-road parking and leads to a sectional garage, with gated side access to the rear. The generous rear garden enjoys a patio area, perfect for outdoor dining and entertaining, alongside a well-maintained lawn, providing a wonderful space to relax and enjoy the warmer months.

Offering stylish accommodation, generous living space and a convenient location, this beautifully presented bungalow is sure to appeal to a wide range of buyers looking for a home that is ready to move straight into.

