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

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ESTATE AGENTS

Room Sizes

Porch

Entrance Hallway

Living Room
10'11 x 14'06

Family Room
9'03 x 8'09

Kitchen
10'09 x 8'01

Dining Room
10'02 x 7'07

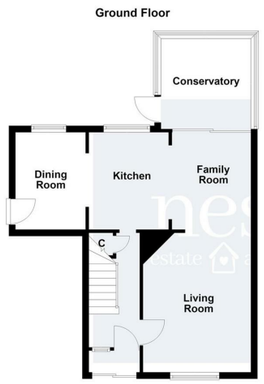
Conservatory
9'01 x 9'04

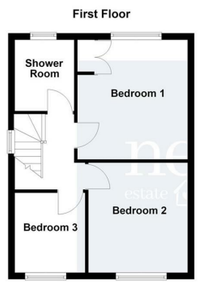
Bedroom One
11'02 x 12'03

Bedroom Two
11'06 x 10

Bedroom Three
8'02 x 7'01

Shower Room
7'02 x 5'10





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.

Lichfield Drive, Blaby, Leicester LE8 4AS

£277,500

The Story Begins

- Extended Semi Detached Family Home
- Lovingly Maintained Inside & Out
- No Upward Chain
- Living Room & Family Area
- Conservatory To The Rear
- Kitchen & Dining Room
- Three Bedrooms & Shower Room
- Driveway To The Front
- Enclosed Rear Garden
- Freehold, Awaiting Energy rating & Council Tax Band C

Location Is Everything

Blaby offers a fantastic range of amenities to suit everyday needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library and dental surgery.

Families are well catered for with two primary schools within the village, while a secondary school is located nearby in the neighbouring village. Blaby is also home to several churches and a number of lovely green spaces, including Bouskell and Northfield Park, providing ideal places for recreation, walks and relaxation.

The village is particularly well placed for access to Leicester city centre, while excellent transport links provide easy connections to the surrounding areas and motorway network. Blaby also benefits from a designated conservation area, adding to its charm and character, with historic surroundings providing a pleasant setting for leisurely walks and exploring the village's local heritage.

Inside Story

A much-loved family home that has been thoughtfully extended and lovingly maintained, offering well-proportioned accommodation with plenty of space for modern living. Offered for sale with no upward chain, this delightful semi-detached home also offers potential for further extension, subject to the necessary planning permissions.

From the moment you arrive, the paved driveway provides ample off-road parking, while the handy porch leads into the welcoming hallway. The bright living room features a character fireplace and flows into a versatile family area, with sliding doors opening into the conservatory – a lovely space to relax and enjoy views of the garden.

The extended kitchen is a real highlight, incorporating a formal dining area which creates an excellent space for family meals and entertaining. The kitchen is fitted with wooden wall and base units, contrasting work surfaces, sink and drainer, integrated oven, hob and extractor, together with space for additional appliances. The generous dining area adds further flexibility and provides a natural space for gathering with family and friends.

Upstairs, there are three bedrooms, including two comfortable double bedrooms and a good-sized single, alongside a refitted shower room with a walk-in shower cubicle, pedestal wash hand basin and low-level WC.

Outside, the enclosed rear garden offers a lawn, patio area, decorative gravel and a garden shed, with convenient side access from the driveway. The combination of lawn and patio provides plenty of opportunity for outdoor seating, entertaining or simply enjoying the garden during the warmer months.

The sellers have made us aware that the boiler was replaced approximately two years ago.

Having been carefully maintained and thoughtfully extended, this is a home that offers a comfortable layout today while also providing scope for the future. An internal viewing is highly recommended to fully appreciate the accommodation and potential on offer.