

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

Kitchen

8'46 x 10'58

Lounge

10'10 x 20'74

Bedroom One

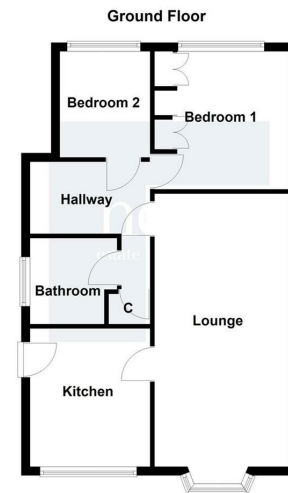
10'10 x 9'52

Bedroom Two

7'80 x 10'12

Bathroom

6'16 x 6'9



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.

Bramble Way, Leicester LE3 2GY

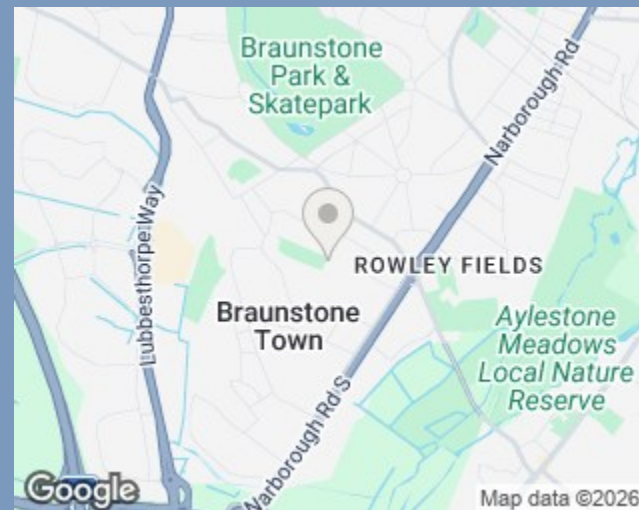
£219,950

The Story Begins

- Semi Detached Bungalow
- Side Entrance Through To Kitchen
- Spacious Lounge
- Fitted Kitchen
- Two Bedrooms
- Fitted Wardrobes In Bedroom One
- Shared Bathroom
- Enclosed Garden And Detached Garage
- Off Road Parking
- Freehold EPC Rating -TBC Council Tax Band - B

Location Is Everything

Braunstone Town is well known for its convenient location, with good commuter routes into the city centre, motorway connections and Fosse Park Shopping Centre right on its doorstep. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs, Millfield Community School, Ravenhurst Primary School and Winstanley Community College.



Inside Story

This delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement.

The spacious and bright lounge invites natural light, creating a warm and welcoming atmosphere. The lounge provides an excellent space for relaxation or entertaining guests. The kitchen, accessible via a side entrance, is practical and functional, making meal preparation a breeze.

The first bedroom features fitted wardrobes, providing ample storage space while maintaining a tidy appearance. The shared bathroom is conveniently located, ensuring easy access for both bedrooms. Additional cupboard space enhances the storage options, catering to all your organisational needs.

The enclosed garden offers a private retreat, perfect for enjoying the outdoors or hosting summer gatherings. Outside, the property boasts off-road parking, a significant advantage in this area. Furthermore, the detached garage adds extra utility, whether for vehicle storage or as a workshop.

This semi-detached bungalow on Bramble Way is a wonderful opportunity. With its practical layout and appealing features, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

