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

Entrance Hallway

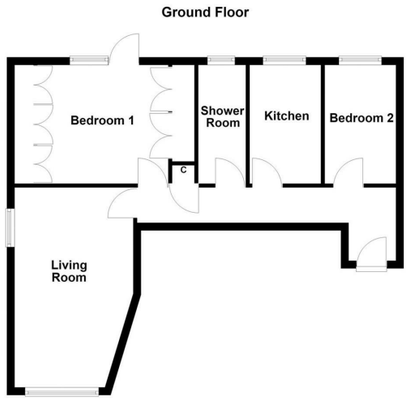
Living Room
10'1 x 17'03

Kitchen
6'02 x 10'05

Bedroom One
11'05 x 10'03

Bedroom Two
6'09 x 10'05

Shower Room
4'05 x 10'05





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.

Charlottle Court, Blaby, Leicester LE8 4EQ

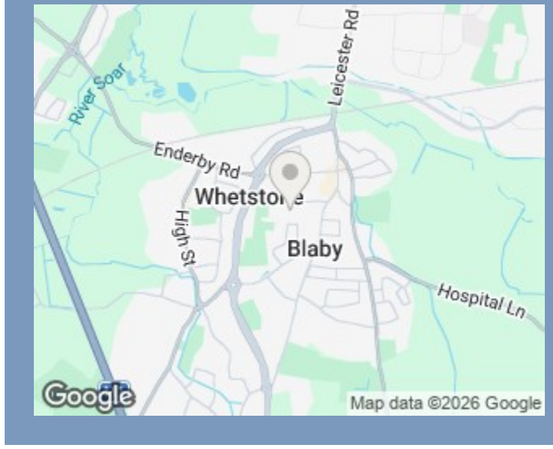
£129,950

The Story Begins

- Ground Floor Apartment Close To Blaby Centre
- Spacious Living Room With Dining Space
- Fitted Kitchen With Wall And Base Units
- Master Bedroom With Built In Wardrobes
- Direct Access To The Garden Area From The Master Bedroom
- Versatile Second Bedroom
- Modern Shower Room
- Garden With Lawn And Patio Area
- Parking Area And Dedicated Storage Shed
- Leasehold Council Tax Band - A EPC - C

Location Is Everything

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

Welcome to this well-positioned ground floor apartment, ideally situated close to Blaby town centre and offering a practical layout with its own designated garden space and parking.
The entrance hallway provides access to all rooms within the property. The spacious living room offers plenty of room for both a comfortable sofa area and a dining table, while the full-length front-facing window allows an abundance of natural light into the room.
The fitted kitchen benefits from a range of wall and base units, an oven and grill, electric hob with extractor fan above, plumbing for a washing machine and space for a fridge freezer.
The master bedroom is a generous size and features built-in wardrobes spanning two walls, providing excellent storage. A door from the bedroom leads directly out to the property's garden area.
The second bedroom is currently being used as a storage room but offers flexibility and could be utilised to suit your individual requirements, whether as a bedroom, home office or additional living space. Completing the accommodation is the shower room, fitted with a walk-in shower, WC and wash hand basin.
Outside, the property benefits from communal garden space comprising both lawn and patio areas, providing an ideal spot for outdoor dining and relaxing. There is also parking to the side of the property, along with a storage shed.
A new boiler was installed in October 2026 and benefits from a five-year warranty.
A fantastic opportunity for those looking for a conveniently located ground floor apartment with outdoor space and parking. Additional Costs the current owners advises a monthly payments of £71.98 to Platform Housing Group

