

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

## Room Sizes

### Living Room

13 x 10'11

### Dining Kitchen

13'04 max x 18'11 max

### Utility & WC

6'06 x 7'04

### Bedroom One

12'01 x 11'05

### Bedroom Two

9'10 x 9

### Bathroom

6'04 x 8'04



**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.

Park Road, Blaby, Leicester LE8 4ED

Offers Over £230,000

# The Story Begins

- Stunning Victorian Terrace Cottage
- Living room
- Open Dining Kitchen
- Understairs Storage
- Utility & Downstairs WC
- Two Double Bedrooms
- Modern Family Bathroom
- Enclosed Garden & Brick Built Outbuilding
- Freehold
- EPC - C Council Tax Band - A

# Location Is Everything

Blaby boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are 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. A delightful place to live.



# Inside Story

Situated within easy walking distance of the heart of Blaby, this beautifully presented Victorian terrace home effortlessly blends character features with modern living. Lovingly maintained by the current owners, the property also offers a private rear garden.

On approach, you are welcomed by a walled and graveled frontage, setting the tone for what lies within. Stepping through the front door, you enter the inviting living room, a delightful space full of warmth and character, perfect for relaxing evenings.

To the rear of the property, the open-plan dining kitchen is flooded with natural light, creating a bright and sociable area of the home. The kitchen is fitted with an integrated oven, induction hob with extractor over, ample cupboard storage and space for a fridge freezer.

The ground floor further benefits from a useful utility room with plumbing for a washing machine, a downstairs WC, and handy downstairs storage.

Upstairs, the first floor offers two well-proportioned double bedrooms, one positioned to the front and the other overlooking the rear garden. The modern bathroom is fitted with a bath with overhead shower and glass screen, wash hand basin, low-level and WC.

Outside, the attractive rear garden is both pretty and private, featuring a patio seating area and a lawned section, ideal for entertaining, relaxing, or enjoying warmer months. There is also a useful brick built outbuilding completed with UPVC doors and windows, as well as two greenhouses to complete the rear garden.

A wonderful opportunity to acquire a characterful home in a sought-after and convenient location. Early viewing is highly recommended.

