

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

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room

12 x 15'08

Dining Room

12 x 11'04

Kitchen

11 x 9'04

Conservatory

12 x 7'07

Downstairs Bathroom

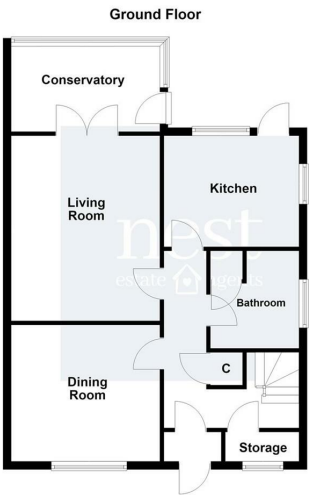
7'07 x 7'07 max

Bedroom One

12'01 x 12'07

Bedroom Two

8'08 max x 8'08 max



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.

Welbeck Close, Blaby, Leicester LE8 4HF

£264,600

The Story Begins

- Two-Bedroom Dormer Bungalow Situated On A Quiet Cul-De-Sac
- Offered To The Market With No Upward Chain
- Spacious Living Room With Electric Fireplace And French Doors
- Bright Conservatory Overlooking The Rear Garden With Garden Access
- Versatile Dining Room Ideal As A Dining Area, Snug, Office Or Downstairs Bedroom
- Fitted Kitchen With Integrated Oven, Grill, Gas Hob And Extractor
- Ground Floor Bathroom With Separate Bath And Shower Cubicle
- Two Well-Proportioned Bedrooms With Excellent Storage
- Rear Garden, Detached Garage And Off-Road Parking
- Freehold EPC Rating - TBC Council Tax Band - C

Location Is Everything

Blaby offers a wide range of amenities to suit all needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library, and dental surgery. Families will appreciate the two well-regarded primary schools in the village, with a secondary school located nearby in the next village. Blaby is also home to several churches and beautiful green spaces, such as Bouskell and Northfield Park, perfect for recreation and relaxation. Blaby is highly regarded for its convenient access to Leicester city centre and excellent transport links to the motorway network. The village also features a designated conservation area, full of charm and character, perfect for leisurely strolls and enjoying the rich local heritage.



Inside Story

Welcome to this dormer bungalow, tucked away in a peaceful cul-de-sac and offered to the market with no upward chain.

Upon entering through the porch, you are welcomed into the hallway, which provides access to two useful storage cupboards, including one beneath the stairs and a further cupboard towards the front of the property.

The spacious living room features an electric fireplace and French doors leading into the bright and airy conservatory. The conservatory enjoys views over the rear garden and provides direct access outside, making it an ideal additional reception space.

There is a versatile dining room, offering excellent flexibility to suit a variety of needs. This useful space could be used as a traditional dining room, snug, home office or even a downstairs bedroom, depending on the buyer's requirements.

The fitted kitchen offers a range of wall and base units, with integrated appliances including an oven and grill, gas hob and extractor hood. There is also plumbing for a washing machine and space for a fridge freezer.

Completing the ground floor is a bathroom, fitted with a separate bath, shower cubicle, WC and wash hand basin, together with a useful storage cupboard.

To the first floor are two bedrooms. The master bedroom benefits from excellent built-in wardrobe space, while the second bedroom also features a good-sized storage cupboard.

Outside, the rear garden provides a combination of patio and lawn areas, creating a pleasant space to enjoy during the warmer months. There is also the added benefit of a detached garage. To the front, the property offers off-road parking.

