



Mill Lane

Blaby, Leicester, LE8 4FG

Offers Over £500,000



- Detached Bungalow set within a picturesque countryside location
- Two bedrooms
- Fitted L-shaped kitchen
- Two conservatories and a Sun room
- Beautifully presented gardens
- Amazing 360 views of the local countryside
- Four piece bathroom suite
- Spacious Lounge
- Triple Garage/Workshop and Garden shed
- Scope to Extend or Redevelop

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Nestled in the serene Mill Lane of Blaby, Leicester, this unique detached bungalow offers a tranquil retreat surrounded by picturesque countryside views. Boasting a spacious Lounge, two cosy bedrooms, and a well-appointed bathroom, this property exudes charm and potential.

One of the standout features of this bungalow is the ample parking space for up to 6 vehicles, ensuring convenience for both residents and guests. The triple garage not only provides additional parking but also presents an exciting opportunity to create a home office or workshop, perfect for those looking to work from home in a peaceful setting.

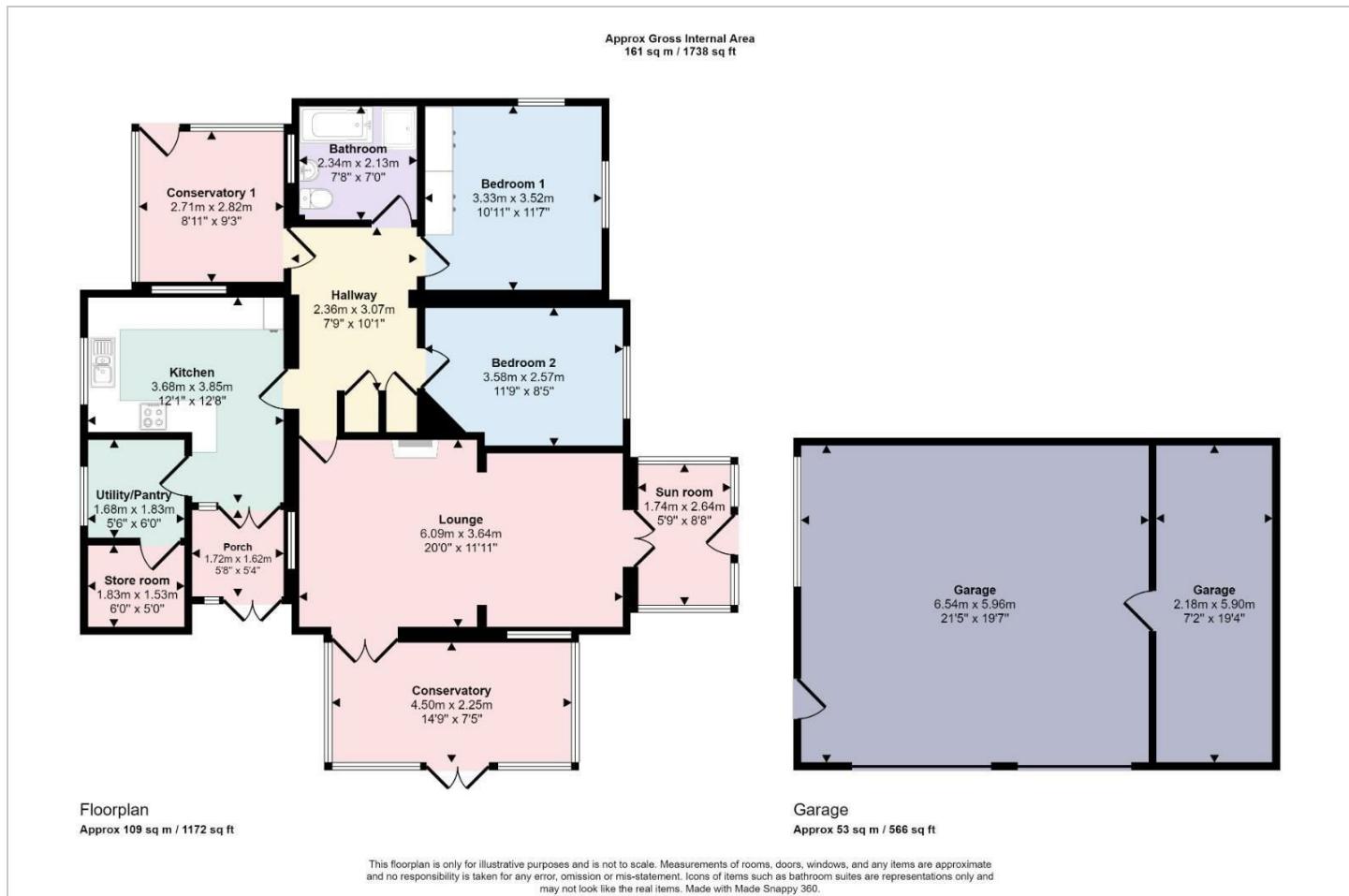
With scope for further extension or redevelopment, subject to planning regulations, this property offers endless possibilities to tailor it to your preferences and needs. Whether you envision expanding the living space or redesigning the layout, this bungalow provides a blank canvas for your creativity to flourish.

If you dream of waking up to stunning countryside views and relishing the tranquillity of rural living but with access to Blaby town shopping, schools and amenities this detached bungalow on Mill Lane is the ideal choice. Don't miss the chance to own a piece of countryside paradise with this charming property.

To find out more about this rare opportunity that's been owned with the same family for the past 45 years, call your local Hunters estate agents Wigston today, to arrange your viewing.

Porch 5'7" x 5'3" (1.72 x 1.62)	Other electricity sources: No
Kitchen 12'0" x 12'7" max (3.68 x 3.85 max)	Water supply: Mains water supply
Utility/Pantry 5'6" x 6'0" (1.68 x 1.83)	Sewerage: Septic tank
Store room 6'0" x 5'0" (1.83 x 1.53)	Heating: Room heaters only
Lounge 19'11" x 11'11" (6.09 x 3.64)	Heating features: Double glazing, Night storage, and Open fire
Conservatory 14'9" x 7'4" (4.50 x 2.25)	Broadband: ADSL copper wire
Sun room 5'8" x 8'7" (1.74 x 2.64)	Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Hallway	Parking: Private, Garage, Driveway, and Off Street
Bedroom1 10'11" x 11'6" (3.33 x 3.52)	Building safety issues: No
Bedroom 2 8'5" x 8'5" (2.58 x 2.57)	Restrictions - Listed Building: No
Bathroom 7'8" x 6'11" (2.34 x 2.13)	Restrictions - Conservation Area: No
Conservatory 1 8'10" x 9'3" (2.71 x 2.82)	Restrictions - Tree Preservation Orders: None
Garden	Public right of way: No
Garage 21'5" x 19'6" (6.54 x 5.96)	Long-term flood risk: No
Garage 7'1" x 19'4" (2.18 x 5.90)	Coastal erosion risk: No
Material Information - Wigston Verified Material Information	Planning permission issues: No
Asking price: Offers in region of £600,000	Accessibility and adaptations: None
Council tax band: E	Coal mining area: No
Council tax annual charge: £2866.12 a year (£238.84 a month)	Non-coal mining area: Yes
Tenure: Freehold	Energy Performance rating: E
Property type: Bungalow	All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
Property construction: Standard form	The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions	
Electricity supply: Mains electricity	
Solar Panels: No	

Floorplan

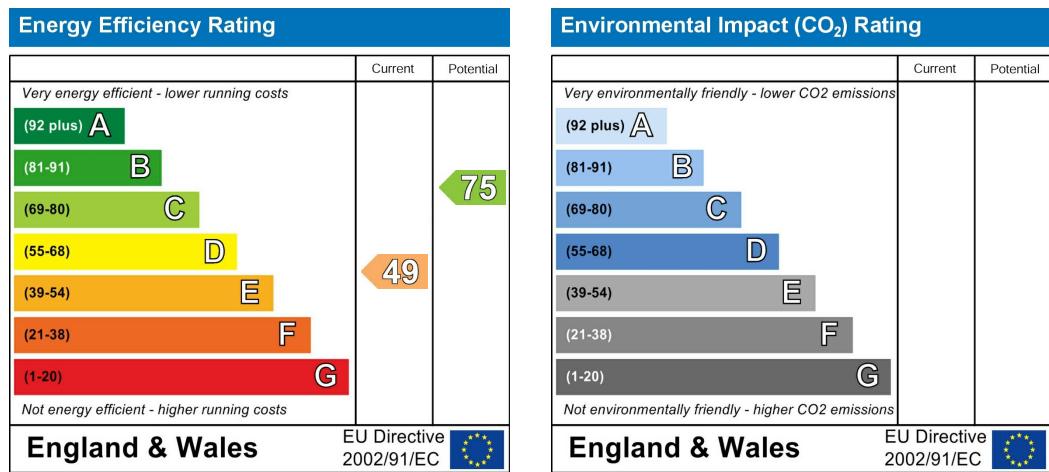




Tel: 0116 366 0660



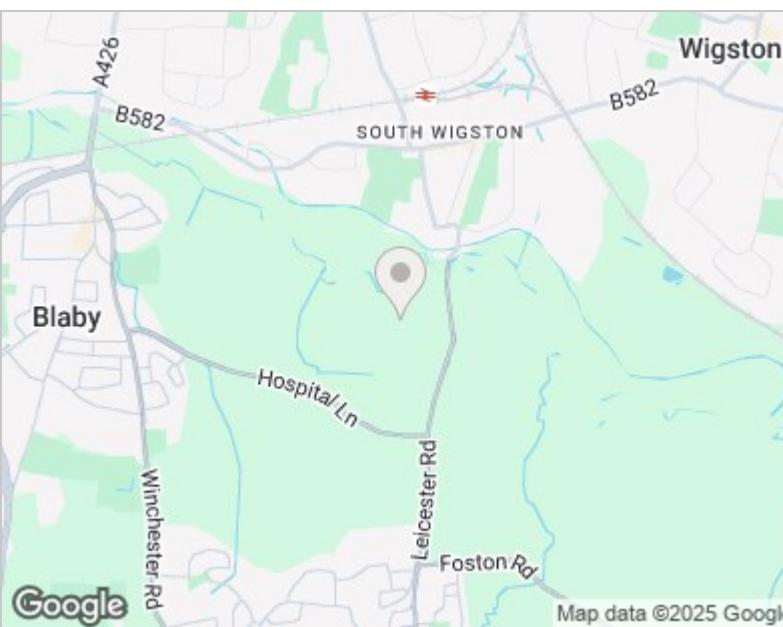
Energy Efficiency Graph



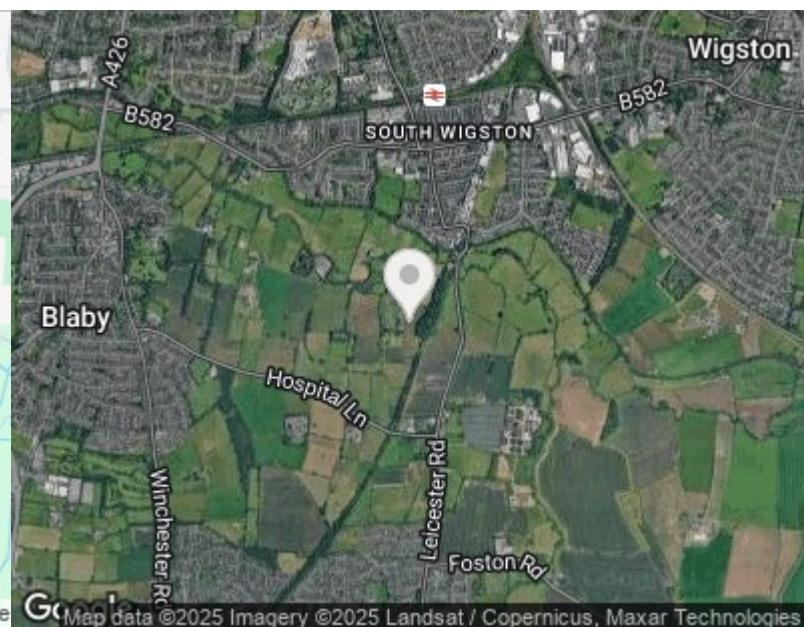
Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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