



## Mill Lane

Blaby, Leicester, LE8 4FG

Offers Over £500,000

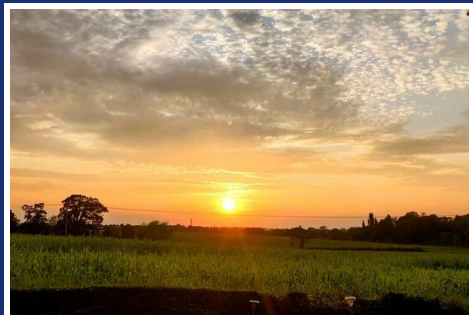


- Detached Bungalow set within a picturesque countryside location
- Two bedrooms
- Fitted L-shaped kitchen
- Two conservatories and a Sun room
- Beautifully presented gardens
- Amazing 360 views of the local countryside
- Four piece bathroom suite
- Spacious Lounge
- Triple Garage/Workshop and Garden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

# Mill Lane

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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)

### Kitchen

12'0" x 12'7" max (3.68 x 3.85 max)

### Utility/Pantry

5'6" x 6'0" (1.68 x 1.83)

### Store room

6'0" x 5'0" (1.83 x 1.53)

### Lounge

19'11" x 11'11" (6.09 x 3.64)

### Conservatory

14'9" x 7'4" (4.50 x 2.25)

### Sun room

5'8" x 8'7" (1.74 x 2.64)

### Hallway

### Bedroom1

10'11" x 11'6" (3.33 x 3.52)

### Bedroom 2

8'5" x 8'5" (2.58 x 2.57)

### Bathroom

7'8" x 6'11" (2.34 x 2.13)

### Conservatory 1

8'10" x 9'3" (2.71 x 2.82)

### Garden

### Garage

21'5" x 19'6" (6.54 x 5.96)

### Garage

7'1" x 19'4" (2.18 x 5.90)

### Material Information - Wigston

Verified Material Information

Asking price: Offers in region of £600,000

Council tax band: E

Council tax annual charge: £2866.12 a year (£238.84 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Room heaters only

Heating features: Double glazing, Night storage, and Open fire

Broadband: ADSL copper wire

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Private, Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

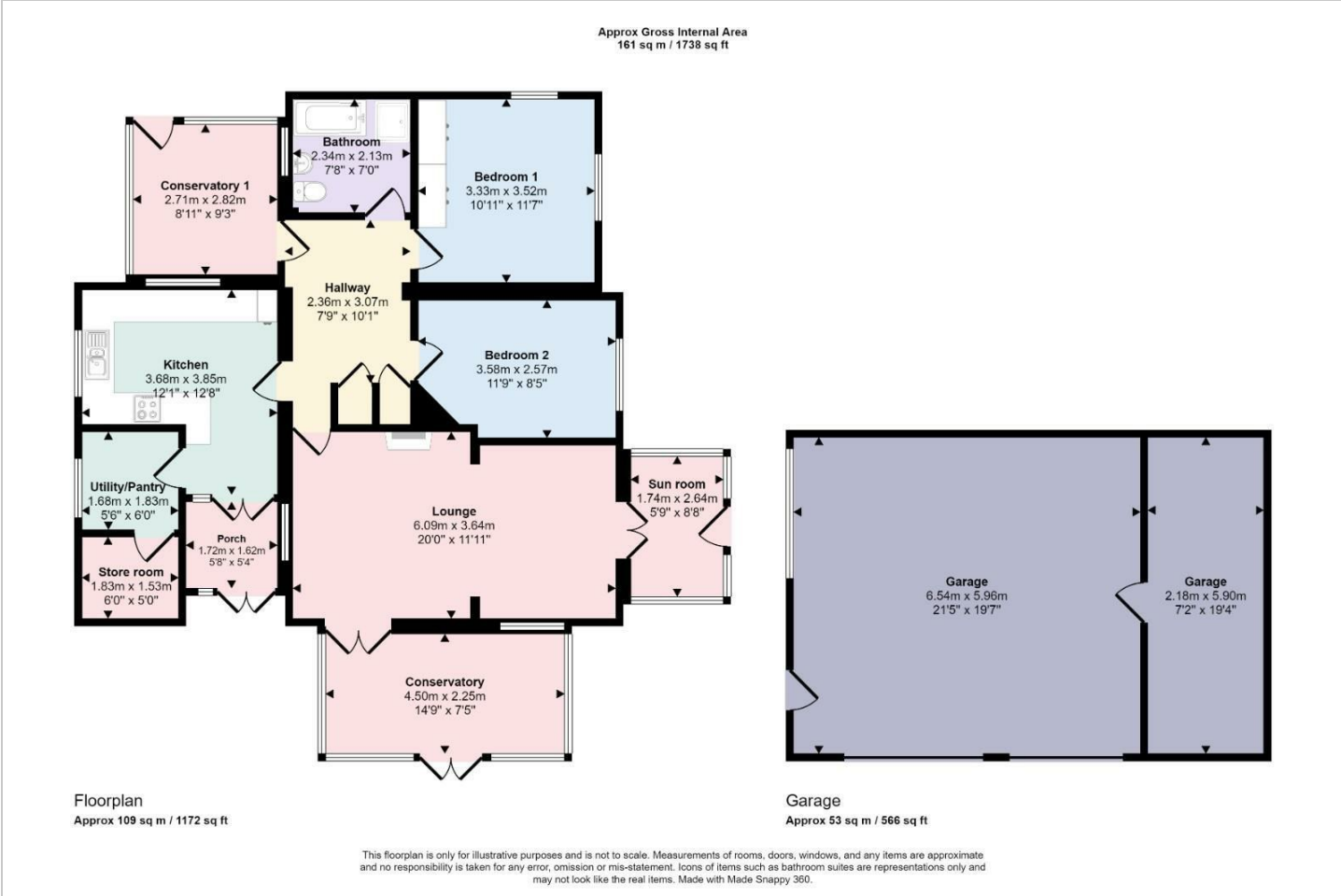
Energy Performance rating: E

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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.



Floorplan



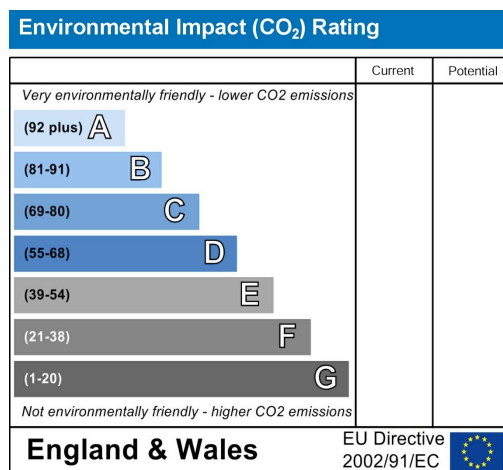
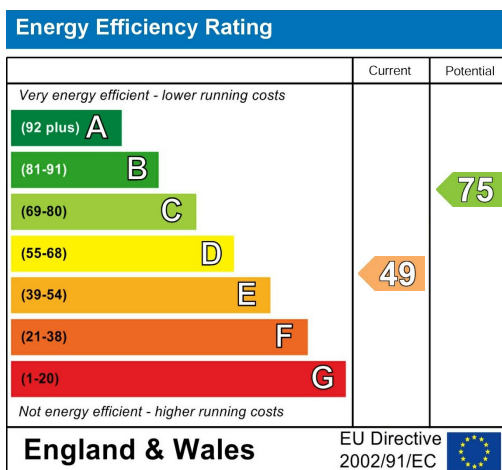








## Energy Efficiency Graph

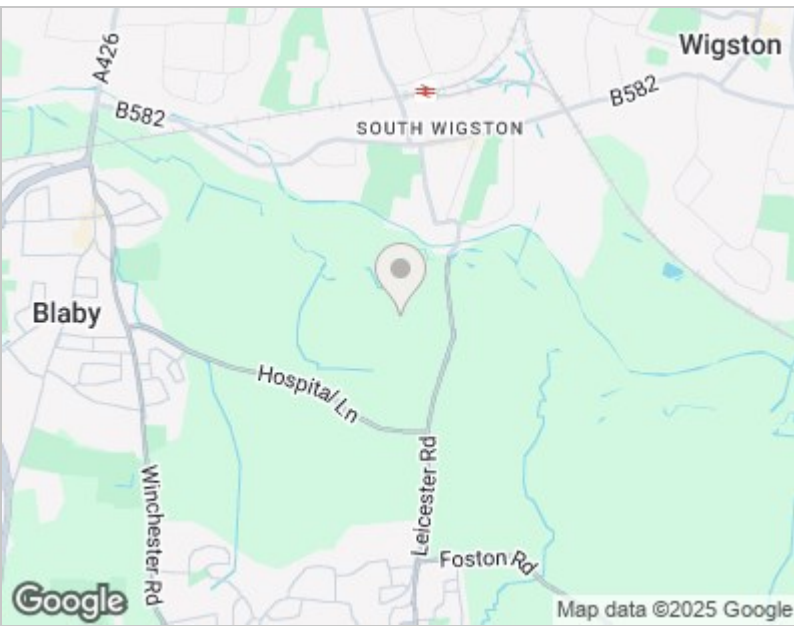


## Viewing

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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