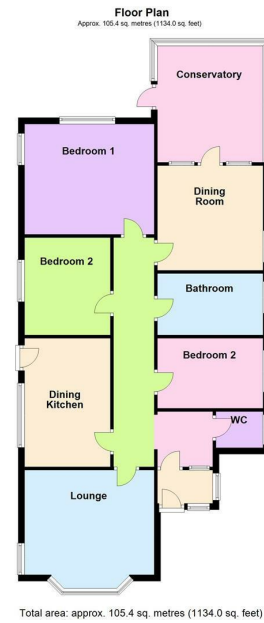


FLOOR PLAN

DIMENSIONS

- Porch**
3'04 x 5'09
- Entrance Hall**
23'08 x 3' (7.21m x 0.91m)
- Lounge**
12'08 x 13'05 (3.86m x 4.09m)
- Dining Kitchen**
13'05 x 10' (4.09m x 3.05m)
- Dining Room**
10'11 x 10'11 (3.33m x 3.33m)
- Conservatory**
12' x 10'07 (3.66m x 3.23m)
- WC**
4'11 x 2'08 (1.50m x 0.81m)
- Bedroom One**
10'11 x 13'04 (3.33m x 4.06m)
- Bedroom Two**
9'11 x 9'11 (3.02m x 3.02m)
- Bedroom Three**
7'05 x 10'11 (2.26m x 3.33m)
- Bathroom**
6'05 x 10'11 (1.96m x 3.33m)



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 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

222 Spencefield Lane, Evington, Leicester, LE5 6HG

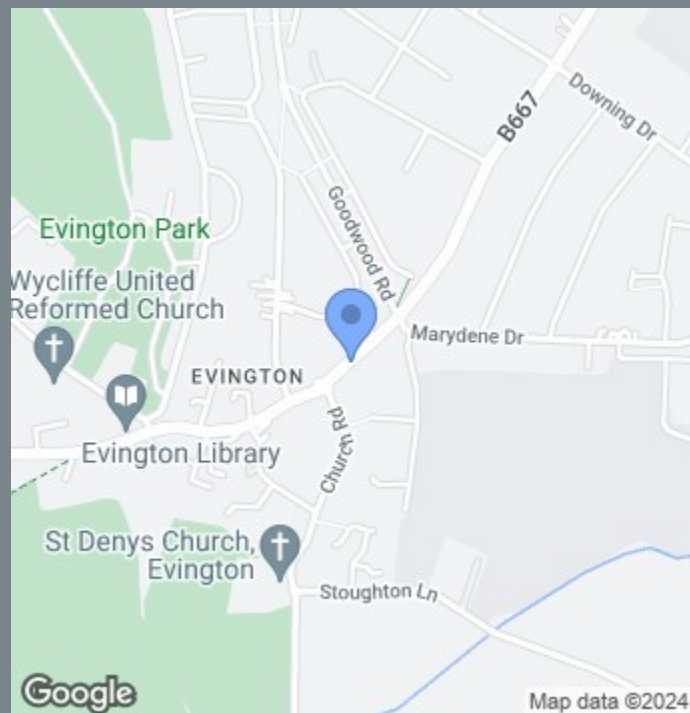
Offers Over £375,000

OVERVIEW

- Beautiful Detached Bungalow
- Much Sought After Location
- Porch & Entrance Hall
- Lounge & Dining Room
- Dining Kitchen & Conservatory
- Three Bedrooms & Bathroom
- Driveway & Detached Garage
- Enclosed Garden & Viewing Essential
- EER Rating - D Freehold
- Council Tax Band - D

LOCATION LOCATION....

Spencefield Lane has long been regarded as one of the County's prime residential addresses, both by virtue of the quality of the surrounding housing stock and also the access to Leicester city centre and professional quarters, a range of popular schooling and leisure facilities, local shopping in Evington village and access via the A47 into some of the County's most scenic countryside.



THE INSIDE STORY

Nestled on a highly coveted road this detached bungalow is a testament to timeless charm and contemporary comfort. As you approach, a welcoming porch sets the tone for the warm & inviting ambiance that permeates throughout this residence. Upon entering, an elegant entrance hall greets you, seamlessly connecting the various living spaces. The lounge is a focal point of the home, boasting dual aspect windows that flood the room with natural light while providing picturesque views of the surroundings. The heart of the home lies in the dining kitchen, a culinary haven that combines functionality with style. Modern appliances, ample storage & a well designed layout make this space a delight for any cooking enthusiast. The separate dining room offers a more formal setting for intimate gatherings & special occasions. Adding to the allure of this bungalow is a charming conservatory, seamlessly blending indoor & outdoor living. This sunlit space provides an ideal spot to unwind, read a book, or simply enjoy the beauty of the surrounding gardens. The accommodation extends to three well appointed bedrooms, each offering a tranquil retreat for rest & relaxation. The bathroom is a tasteful sanctuary having a three piece suite comprising of low level wc, wash hand basin & bath with shower over. Outside a good-sized driveway leads to a detached garage, providing convenient parking & storage solutions. The gardens are a true highlight, enveloping the home with lush greenery & colourful blooms. The well-maintained grounds offer a perfect setting for a gathering of friends & family.

