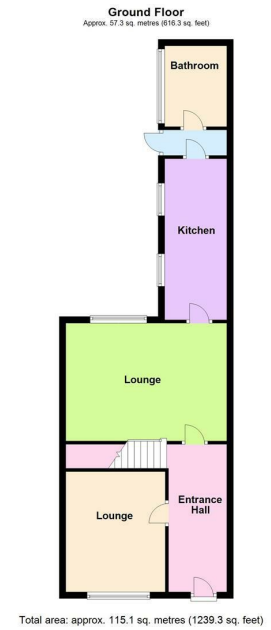


FLOOR PLAN

- ## DIMENSIONS
- Entrance Hall**
 - Lounge One**
12'02 x 10'00 (3.71m x 3.05m)
 - Lounge Two**
13'10 x 11'10 (4.22m x 3.61m)
 - Kitchen**
18'04 x 6'03 (5.59m x 1.91m)
 - Bathroom**
8'02 x 6'10 (2.49m x 2.08m)
 - Bedroom One**
13'05 x 11'11 (4.09m x 3.63m)
 - Bedroom Two**
11'06 x 9'05 (3.51m x 2.87m)
 - Bedroom Three**
8'06 x 6'11 (2.59m x 2.11m)
 - Upstairs WC**



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.

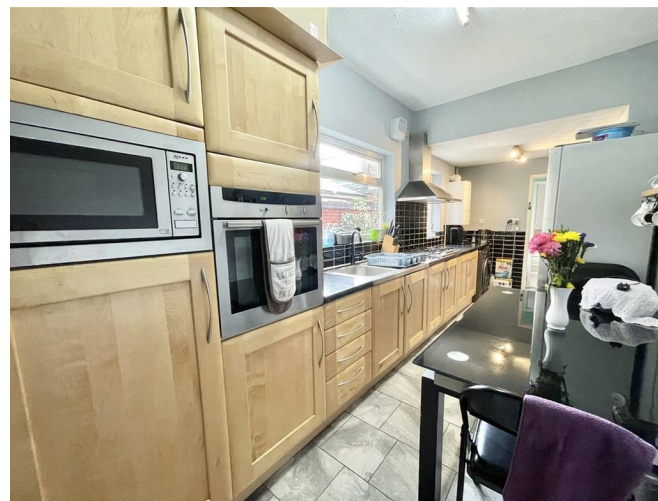
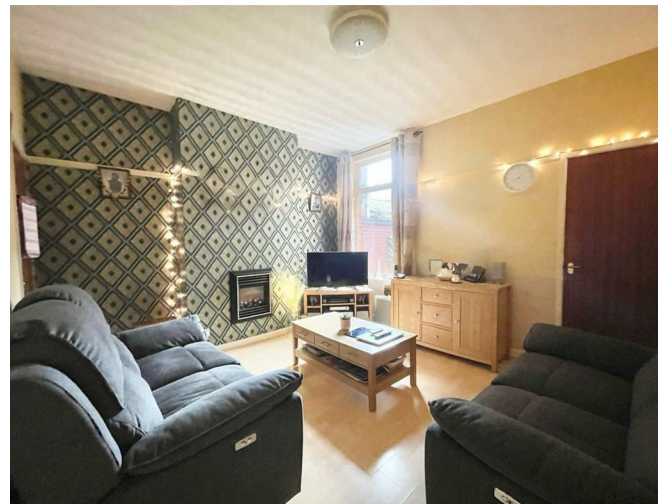
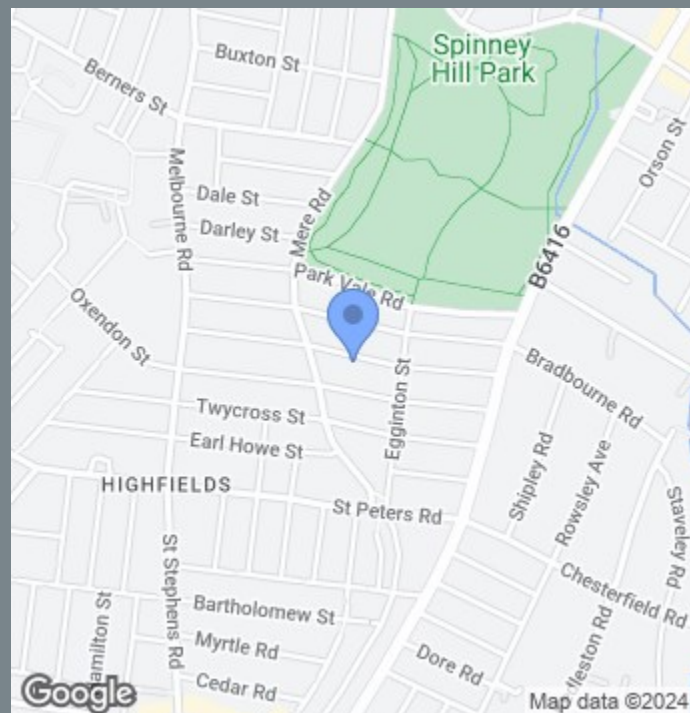
31 Dronfield Street, Highfields, Leicester, LE5 5AU
£255,000

OVERVIEW

- Three Bedrooms
- Downstairs Bathroom & Upstairs WC
- Secure Rear Courtyard
- Internal Viewings Advised
- Close To Local Amenities
- Transport Links Close By
- Viewing By Appointment Only
- Freehold Property
- EPC Rating -C
- Council Tax Band - A

LOCATION LOCATION....

Highfields is a vibrant and culturally diverse neighborhood located in Leicester, England. Characterized by its bustling streets, colorful markets, and a rich tapestry of cultures, Highfields offers a unique blend of cuisines, shops, and community events. It's known for its strong sense of community spirit and its welcoming atmosphere, making it a popular destination for residents and visitors alike. With its mix of Victorian terraced houses, green spaces, and lively streets, Highfields encapsulates the dynamic essence of Leicester's multicultural identity.



THE INSIDE STORY

Nestled in a popular area, this property enjoys proximity to local amenities, schools, and transport links, ensuring convenience for daily living needs.

This charming mid-terrace property on Dronfield Street offers a comfortable and practical layout, perfect for modern living. Upon entry, you are greeted by a welcoming entrance hall leading to the heart of the home. The property features a front lounge illuminated by a window overlooking the street, providing a cozy space for relaxation or entertaining. A second lounge, with a view of the rear courtyard, offers versatility for various lifestyle needs. The spacious kitchen boasts ample room for culinary endeavors and includes a dining table, creating a hub for family meals and gatherings. A convenient downstairs bathroom completes the ground floor layout. Upstairs, three well-appointed bedrooms provide comfortable accommodation, complemented by a separate WC for added convenience.

