

## FLOOR PLAN

### DIMENSIONS

Porch

Entrance Hall

Lounge  
17'8 x 10'8 (5.38m x 3.25m)

Dining Area  
8'5 x 8'6 (2.57m x 2.59m)

Kitchen  
11'11 x 7'10 (3.63m x 2.39m)

Downstairs Shower Room  
9'5 x 4'2 (2.87m x 1.27m)

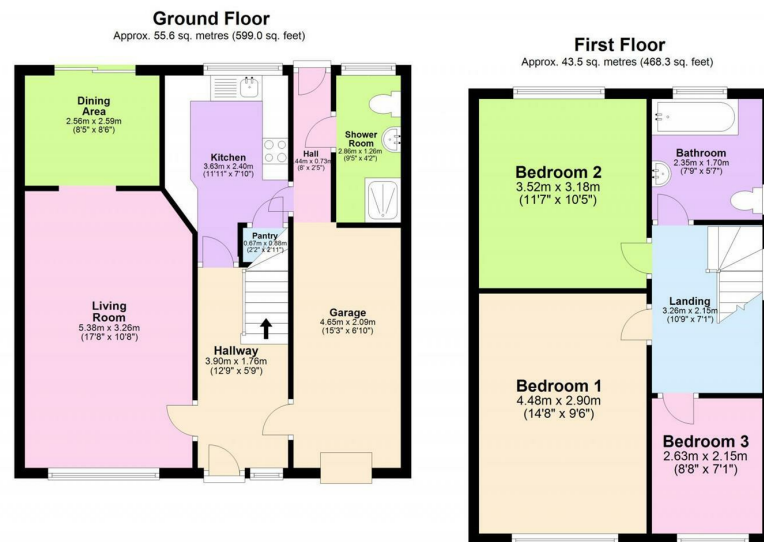
Landing

Bedroom One  
14'8 x 9'6 (4.47m x 2.90m)

Bedroom Two  
11'7 x 10'5 (3.53m x 3.18m)

Bedroom Three  
8'8 x 7'1 (2.64m x 2.16m)

Bathroom  
7'9 x 5'7 (2.36m x 1.70m)



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)



**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/](http://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.

178 Cardinals Walk, Off Scruptoft Lane, Leicester, LE5 1LL  
Offers In The Region Of £280,000



## OVERVIEW

- Semi Detached Family Home
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Fitted Kitchen
- Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Garden
- EER Rating- C Freehold
- Council Tax Band - B

## LOCATION LOCATION....

The property is within a convenient established residential area close to local amenities including shops, schools and public transport, Scraptoft village and Tesco supermarket. There are good communication links to the main road network, ring road and Leicester city centre.



## THE INSIDE STORY

*This lovely semi detached family home with the added benefit of no onward chain and in a popular location really deserves and internal viewing to fully appreciate its potential. Upon arrival, you are greeted by a welcoming porch which has room for coats and shoes and then step through the front door into a bright entrance hall, offering a warm welcome to residents and guests alike. The spacious lounge diner is the epitome of comfort and versatility. Flooded with natural light streaming through the window to the front, this room creates an inviting atmosphere for relaxation and entertaining. Patio doors open onto the rear garden, seamlessly blending indoor and outdoor living spaces and providing easy access to alfresco dining or leisure activities. The kitchen is fitted with a range of wall and base cabinets, ample counter space and has a sink drainer with mixer tap. Conveniently located on the ground floor, the shower room offers added functionality and serves as a practical addition for busy households or guests, enhancing convenience and comfort. This residence comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom has a low level wc, wash hand basin and bath with shower over. Step outside into the enclosed rear garden, a delightful space for outdoor enjoyment and recreation. Whether hosting summer barbecues, gardening, or simply basking in the sunshine, this garden offers endless possibilities for enjoyment and relaxation.*

