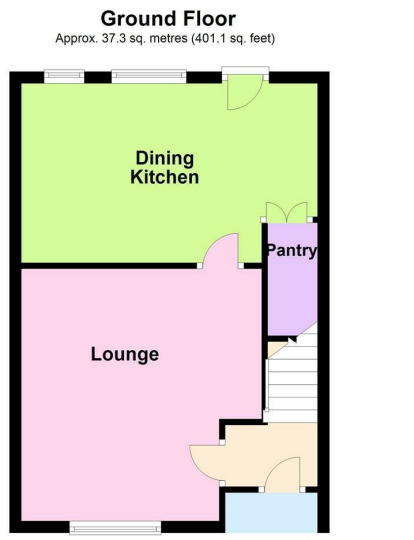
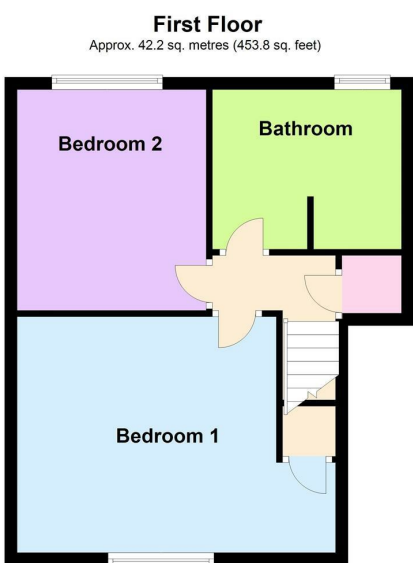


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
13'5 x 12'7 (4.09m x 3.84m)
- Dining Kitchen**
10' x 15'8 (3.05m x 4.78m)
- Landing**
- Bedroom One**
15'9 x 10'2 (4.80m x 3.10m)
- Bedroom Two**
13'2 x 9'7 (4.01m x 2.92m)
- Bathroom**



Total area: approx. 79.4 sq. metres (854.9 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/
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.

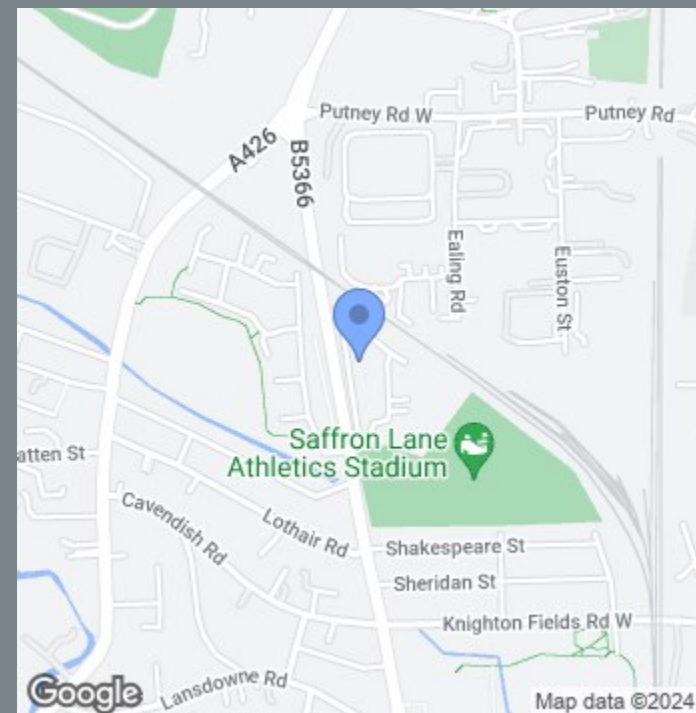
120 Saffron Lane, Leicester, LE2 7ND
Offers In Excess Of £190,000

OVERVIEW

- Beautiful Townhouse With No Onward Chain
- Popular Location
- Spacious Lounge
- Dining Kitchen
- Two Bedrooms
- Stunning Bathroom
- Driveway & Enclosed Garden
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Saffron Lane, located in Leicester with a postcode of LE2 7ND, is a vibrant and well-connected area offering a mix of residential, commercial, and recreational amenities. Situated in the southern part of Leicester, Saffron Lane provides easy access to various local shops, schools, and parks, making it a convenient and family-friendly neighborhood. The area is well-served by public transportation, with bus routes connecting it to the city center and surrounding areas. Saffron Lane also benefits from proximity to major road networks, providing quick links to other parts of Leicester and beyond. Whether you're looking for everyday conveniences, green spaces to relax in, or easy commuting options, Saffron Lane offers a lively and accessible setting for residents to call home.



THE INSIDE STORY

Impeccably decorated and boasting no onward chain, this beautiful townhouse is situated in a sought-after location, making it an ideal choice for first-time buyers or investors. Every corner of this home exudes tasteful decor and charm, creating a welcoming and stylish living space. Upon entry, the hallway sets the tone for the elegance that awaits within. The lounge has a window to the front aspect creating a bright and airy room perfect for relaxing at the end of the day and the feature fireplace that adds character and warmth to the room. The dining kitchen is more than just a space for meal preparation, it's a central hub for daily living and entertaining. Tastefully designed and thoughtfully laid out, this area offers a perfect blend of functionality and style. With a door leading out to the garden, the dining kitchen seamlessly transitions between indoor and outdoor living, whether you're enjoying a cosy breakfast at the dining table or hosting a dinner party with friends, this versatile area caters to a variety of lifestyle needs. Upstairs, two bedrooms await, each adorned with original fireplaces that add a touch of heritage and charm. The beautiful bathroom is a luxurious retreat, showcasing a free-standing bath with centre taps for a touch of opulence, along with a walk-in shower for added convenience and modernity. Outside, the property offers a driveway to the front, providing convenient parking, while the enclosed low-maintenance garden at the rear promises a tranquil outdoor escape. This townhouse not only offers a stylish and comfortable living environment but also presents a prime opportunity for those looking to step into the property market or expand their investment portfolio. Don't miss out on the chance to own this exquisite home that perfectly combines elegance, practicality, and comfort in a desirable location.

