

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner

15'1 x 11'10 (4.60m x 3.61m)

Breakfast Kitchen

12'9 x 10'3 (3.89m x 3.12m)

Bedroom Three

9'9 x 6'9 (2.97m x 2.06m)

Bathroom

6'1 x 4'10 (1.85m x 1.47m)

Separate WC

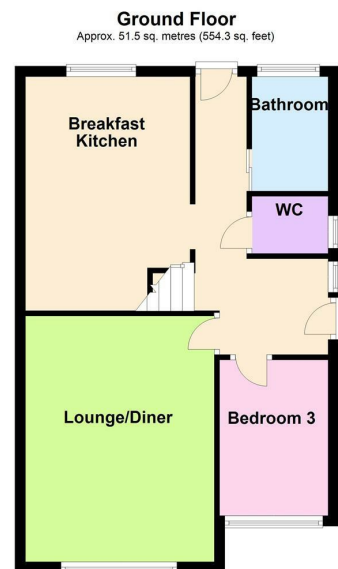
5' x 5' (1.52m x 1.52m)

Bedroom One

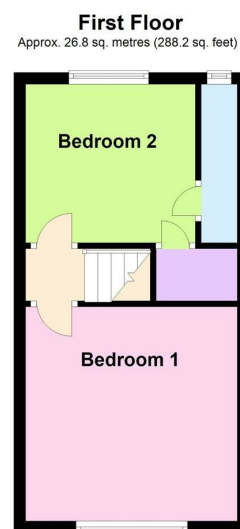
11'10 x 11'6 (3.61m x 3.51m)

Bedroom Two

8'10 x 9'10 (2.69m x 3.00m)



Total area: approx. 78.3 sq. metres (842.5 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.

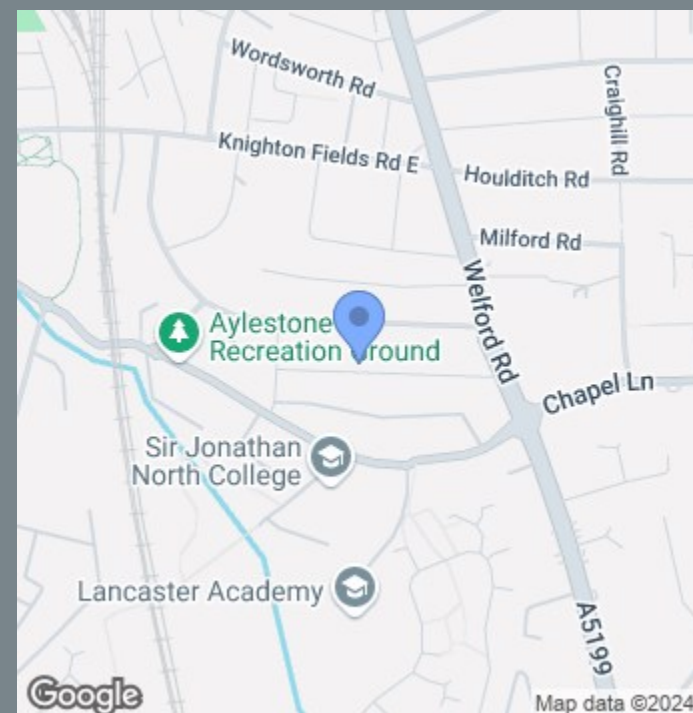
43 Great Arler Road, Knighton Fields, Leicester, LE2 6FG
Offers In Excess Of £230,000

OVERVIEW

- Lovely Family Home
- Popular Location
- Entrance Hall
- Lounge Diner
- Breakfast Kitchen
- Bathroom & Separate WC
- Three Bedrooms
- Front & Rear Gardens
- EER Rating - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Knighthon Fields, a vibrant and sought-after area in Leicester, offers a perfect blend of urban convenience and community living. Nestled within easy reach of the city centre, Knighthon Fields boasts a range of amenities and attractions that cater to a diverse population. The area is known for its green spaces, with Knighthon Park being a local gem that provides a tranquil escape from the hustle and bustle of city life. The park offers a variety of recreational activities, including walking, cycling, and sports facilities, making it a popular spot for families and outdoor enthusiasts. Knighthon Fields is well-served by local shops, supermarkets, and eateries, providing residents with convenient options for everyday needs and dining out. The area's proximity to the University of Leicester and Leicester Royal Infirmary makes it an attractive location for students and professionals working in the healthcare sector. Transport links are excellent, with regular bus services connecting the area to the city centre and beyond. For those who prefer to travel by car, major roads such as the A50 and A6 are easily accessible, offering routes to other parts of the city and further afield. Transport links in Knighthon Fields are excellent, with regular bus services connecting the area to the city centre and beyond. For those who prefer to travel by car, major roads such as the A50 and A6 are easily accessible, offering routes to other parts of the city and further afield.



THE INSIDE STORY

Welcome to this charming & spacious family home, nestled in one of the most sought-after locations in the area. As you approach, you're greeted by a well-maintained front garden that sets the tone for the warmth & care that awaits inside. Upon entering, the entrance hall provides a welcoming space that leads you into the heart of the home. The lounge diner is a generous room that offers ample space for both relaxing & entertaining. With a large window, it's filled with natural light, creating a bright & airy atmosphere. The room is versatile, allowing for various furniture configurations to suit your lifestyle. The breakfast kitchen is a delightful space that combines practicality with comfort. It has plenty of storage & counter space, making it an ideal place for meal preparation & family gatherings, there is space for a table for informal meals. On the ground floor, you'll find the convenience of a third bedroom, which could also serve as a home office or playroom, depending on your needs. The bathroom has a wash hand basin & bath & the WC is separate. Ascend the stairs to discover two generous double bedrooms, each offering a peaceful retreat. These rooms are filled with natural light & have ample space for storage, ensuring a comfortable and clutter-free environment. The rear garden is a private oasis, perfect for outdoor entertaining or simply enjoying some quiet time. It's a blank canvas for those with green fingers or those looking to create their ideal outdoor space.