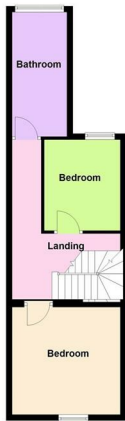
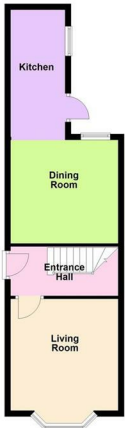


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Dining Area**  
13'5 x 12'5 (4.09m x 3.78m)
- Kitchen**  
9'5 x 7'8 (2.87m x 2.34m)
- Lounge**  
12'6 x 12'5 (3.81m x 3.78m)
- Bedroom One**  
12'6 x 12'2 (3.81m x 3.71m)
- Bedroom Two**  
13'4 x 9'8 (4.06m x 2.95m)
- Family Bathroom**  
12'10 x 7'3 (3.91m x 2.21m)
- Top Floor Third Bedroom**  
12'5 x 10'11 (3.78m 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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**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.

303 Saffron Lane, Leicester, LE2 6UE

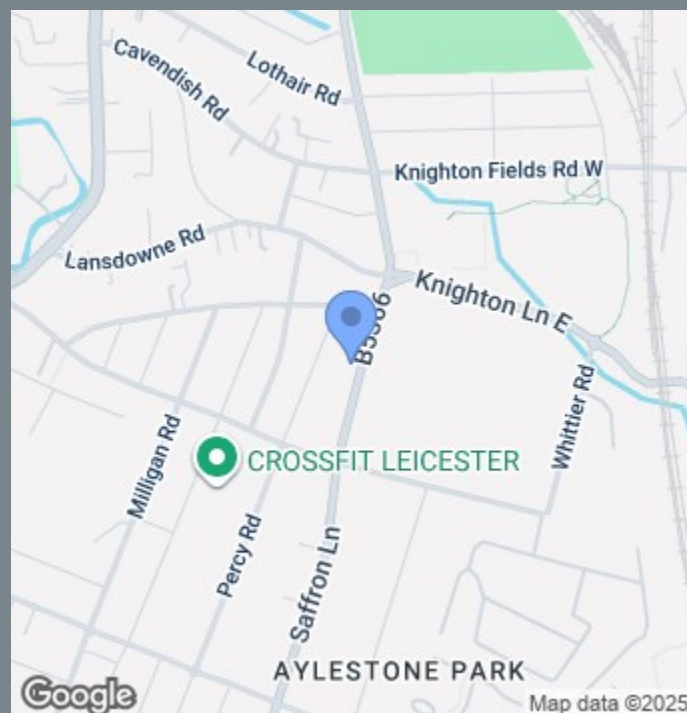
Offers In The Region Of £200,000

## OVERVIEW

- Three Bedroom Semi-Detached House
- Great Investment Opportunity
- Close To Leicester City Center
- Leicester University Close By
- Some Updating Required
- EPC - D
- Council Tax Band -B
- Freehold Property

## LOCATION LOCATION....

Located in a well-established residential area, this charming three-bedroom home on Saffron Lane offers spacious living with excellent access to local amenities, schools, and transport links. Set within a historic neighbourhood known for its strong community feel, the property is ideal for families or first-time buyers looking for comfort and convenience in South Leicester.\*\*



## THE INSIDE STORY

*This deceptively spacious three-storey family home offers an exciting opportunity for modernisation and truly oozes potential. Bursting with character, it retains charming original features throughout, including a welcoming entrance hall with elegant dog-leg staircase. The bright and airy lounge boasts a classic bay window, while the generously sized dining kitchen offers ample space for a family table and chairs, with delightful views over the garden. The kitchen is fitted with a range of wall and base units, a sink and drainer, and provides direct access to the rear garden. Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom, with a second dog-leg staircase leading to the top floor, home to a third bedroom and a versatile fourth room — ideal as a nursery, guest room, or home office, all enjoying views over the park. Outside, the lovely rear garden features a lush lawn and a patio area perfect for outdoor entertaining. Offered with no onward chain, this is a rare opportunity in a desirable location.*

