

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

12'08 x 11'11 (3.86m x 3.63m)

Dining Area

10'02 x 11'11 (3.10m x 3.63m)

Utility/Walk In Pantry

6'06 x 6'06 max (1.98m x 1.98m max)

Breakfast Kitchen

9'01 x 11'04 (2.77m x 3.45m)

Garden Room

16'11 x 8'07 (5.16m x 2.62m)

Landing

Bedroom One

12'09 x 12' (3.89m x 3.66m)

Bedroom Two

10'03 x 11'10 (3.12m x 3.61m)

Bedroom Three

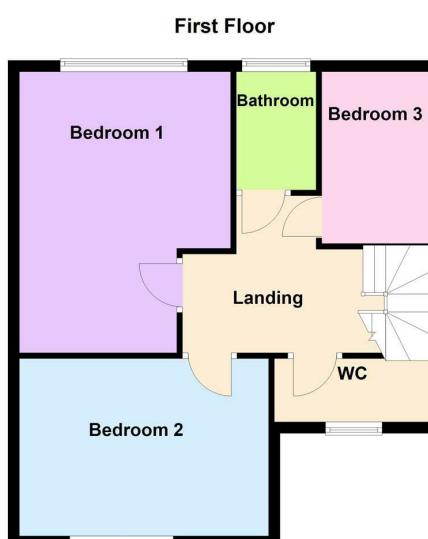
9'10 x 6'03 (3.00m x 1.91m)

Bathroom

6'05 x 4'07 (1.96m x 1.40m)

Separate WC

2'10 x 6'02 (0.86m x 1.88m)



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?

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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.

37 Watson Road, Rushey Mead, Leicester, LE4 6RZ

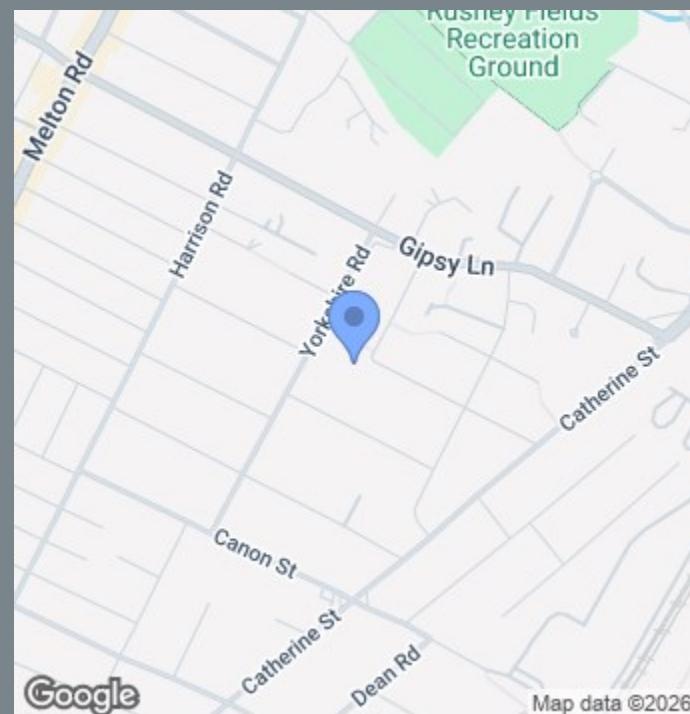
£350,000

OVERVIEW

- Spacious Family Home
- Fabulous Plot & Location
- Entrance Hall & Lounge Diner
- Breakfast Kitchen & Garden Room
- Walk In Pantry & Utility
- Three Bedrooms
- Bathroom With Separate WC
- Driveway & Landscaped Garden
- Viewing Is Recommended
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Watson Road in Rushey Mead is a popular residential location offering excellent convenience, strong community spirit and a wealth of local amenities. Families are well served by highly regarded nearby schools including Wyvern Primary, Herrick Primary and the well-known Rushey Mead Academy, making the area particularly appealing for family life. Green spaces are close at hand, with Rushey Fields Recreation Ground and nearby parks providing open areas for walks, play and outdoor leisure. Everyday shopping is easy, with a wide range of local shops, cafés, takeaways and supermarkets along Melton Road, while Leicester city centre is only a short distance away for further retail and leisure options. Transport links are excellent, with frequent bus services into the city, good access to the A607 and Leicester Ring Road, and nearby rail connections at Leicester station for wider travel.



THE INSIDE STORY

Tucked away in a quiet cul de sac within the ever-popular location of Rushey Mead, this lovely semi-detached family home occupies a generous plot and offers flexible, well-presented living space ideal for modern family life. A welcoming entrance hall leads into the spacious lounge diner, a warm and inviting room designed for both relaxation and entertaining. The lounge area features a charming log-burning stove, creating a cosy focal point for evenings in, while patio doors open directly onto the garden, seamlessly extending the living space outdoors. The dining area offers ample room for a family table and chairs and enjoys a window to the front aspect, making it a bright and sociable space for everyday meals or hosting friends. The modern fitted kitchen is both stylish and practical, featuring wall and base cabinetry with contrasting work surfaces, an eye-level oven, induction hob and a handy breakfast bar—perfect for informal dining, morning coffee or homework time. A walk-in pantry/utility room adds a fantastic touch, providing cool storage for food along with plumbing for a washing machine, keeping appliances neatly tucked away. A wonderful bonus is the garden room, offering valuable additional living space for enjoying views over the garden or as an extra playroom for children. Upstairs, the landing leads to three beautifully finished bedrooms, each offering a comfortable and peaceful retreat. The bathroom features a wash hand basin and a bath with shower over, complemented by a separate WC for added convenience. Outside, the property continues to impress with a driveway and front garden providing ample off-road parking. The great-sized rear garden offers something for everyone, with a patio area ideal for alfresco dining, a generous lawn for children or pets, along with log storage and sheds for practical outdoor storage. This is a wonderful family home in a sought-after location, offering space, versatility and a tucked-

