

Room Sizes

Porch

Living Room

16'7" x 12'9" max

Kitchen

15'3" x 10'07"

Dining Room

10'8" x 8'9"

Utility

8'2" x 7'7"

Home Office

13'68" x 6'8"

First Floor Landing

Bedroom One

12'9" x 9'9"

Bedroom Two

18'4" x 6'8"

Bedroom Three

10'9" x 9'9" max

Bedroom Four

9'7" x 6'4"

Family Bathroom

14'2" x 5'7"

Workshop

14'9" x 8'9"



Bignal Drive, Leicester Forest East LE3 3QF

£275,000

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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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.

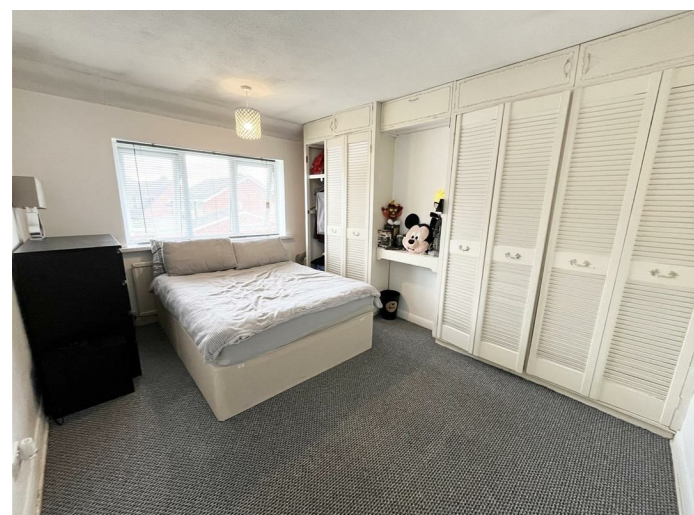
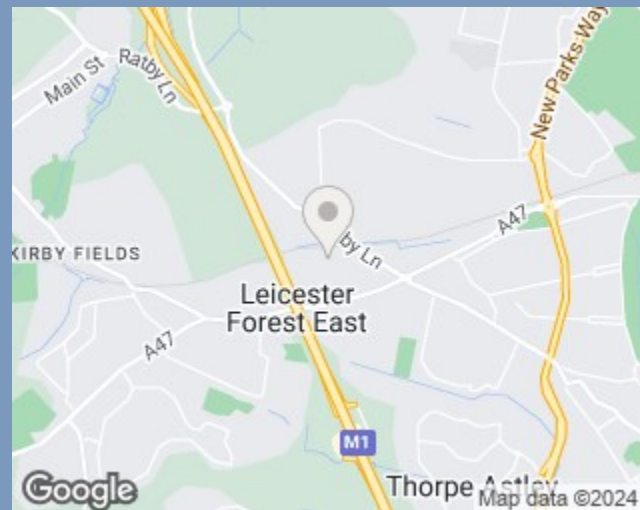
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Extended Semi Detached Family Home
- Situated In A Popular Location
- Fabulous Rear Garden
- Porch, Living Room & Separate Dining Room
- Dining Kitchen, Utility & Home Office
- First Floor Landing & Four Bedrooms
- Extended Family Bathroom
- Driveway To The Front
- Energy Rating
- Council Tax Band C & Freehold

Location Is Everything

Leicester Forest East. Popular for its location with good commuter links close by, the motorway networks and access into the city centre. Leicester Forest East offers a good range of local amenities nearby including day to day shopping, a library, Stafford Leys Primary school, and a wide range of recreational amenities.



Inside Story

Positioned in the sought after area of Leicester Forest East stands this extended semi detached home. This property has been lovingly occupied by one owner from new and is now ready to be taken to its next phase of family life. On approach to the home you will be greeted with a a driveway for off road parking and a maintained lawn frontage. Entering into through the handy porch and into the hallway you will be greeted with the living room, a bright space with a feature wall mounted fireplace as its focal point. There is a separate dining room adjacent to the kitchen with patio doors that connect you to the garden. This space offers flexibility to be utilised to suit your individual needs or even has the potential to be incorporated into the kitchen to create a great living dining kitchen. The kitchen itself is fitted with wall and base units, sink drainer, cooker point, space for appliances and access into the utility room. The home office is great addition to the home and has a separate access to the door to the front. Travelling up to the first floor you will find four bedrooms, three of which are double rooms and one single bedroom. Over in the extended family bathroom is a pedestal wash hand basin, low level WC, separate shower and a corner bath. There is also the possibility to reduce the size of the bathroom and create an en-suite from bedroom two. Externally to the rear is a delightful garden that is ideal for a family with plenty of lawn with borders, patio area for outside dining and hard standing for a greenhouse. The brick built workshop has power and lighting.

