

Room Sizes

Entrance Hall

Lounge

11'2" x 12'7"

Dining Room

11'2" x 12'8"

Kitchen

11'8" x 6'7"

Landing

Bedroom 1

12'5" x 11'3"

Bedroom 2

11'0" x 10'4"

Bathroom

6'62 x 5'6"

Ground Floor



First Floor



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?

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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.

Stonesby Avenue, Leicester LE2 6TX

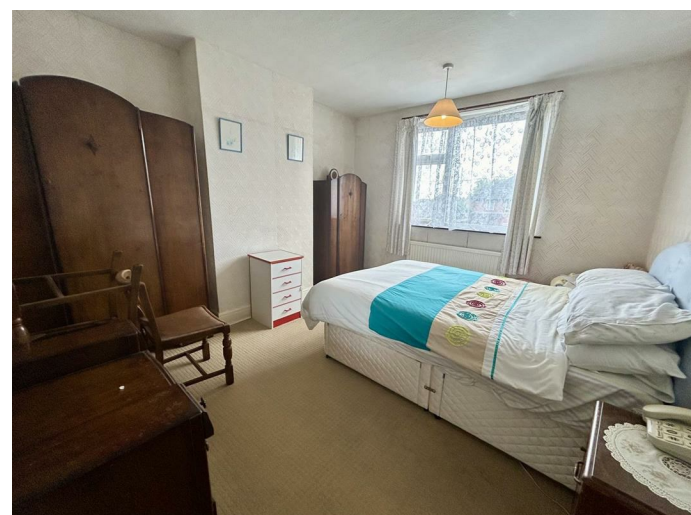
£259,000

The Story Begins

- Semi Detached Family Home
- Entrance Hallway & Downstairs WC
- Two Reception Rooms
- Kitchen With Views To The Rear Garden
- Three Bedrooms
- Shower Room
- Extensive Rear Garden
- Potential To Extend Subject To Planning Permission
- Easy Access To City Center & Surrounding Motorways
- EPC Rating D- Council Tax A - Freehold

Location Is Everything

Situated between Eyres Monsell, Wigston and Aylestone which is popular for many as this location has everything to offer. With a vast amount of local shops and a Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club is close by and really makes this location a welcoming community with different events, themed nights and parties all year round. Located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping center.



Inside Story

This much-loved family home, cherished for many years, is now seeking a new family to make it their own. While in need of modernisation, the property boasts oodles of space and represents a rare opportunity to acquire a family home set in a non-estate position with an extensive garden.

As you enter through the front door, you find yourself in the hallway, a convenient space for removing shoes and coats, with stairs rising to the first floor and access to a handy downstairs WC. The lounge, located at the front aspect of the property, features a bay window and a gas fire.

Towards the rear of the property, the dining room offers delightful views of the rear garden, creating a perfect setting for family meals. The kitchen is equipped with a range of wall and base units, a sink, plumbing, space for appliances, and a door leading to the rear garden.

On the first floor, you will discover three bedrooms and a shower room comprising a shower cubicle, WC, wash hand basin, and vanity unit. The generous rear garden is divided into stages, including a patio that is ideal for outdoor dining during the summer months and a wonderful lawned area adorned with mature trees and shrubs. The front aspect of the property features off-road parking.

This family home, filled with potential and set in a desirable location, invites you to create your own memories and is truly worth viewing.

