

Room Sizes

Entrance Hallway

13'2 x 6'6

Living Room

14'2 x 10'8

Dining Kitchen

17'9 x 13'5 max

First Floor Landing

7'5 x 6'1

Bedroom One

14'2 x 9'8

Bedroom Two

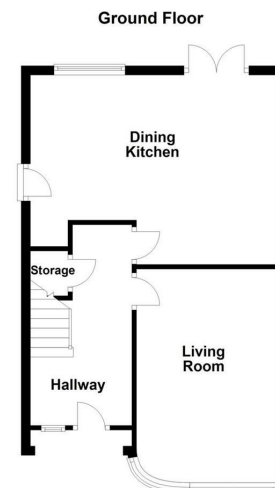
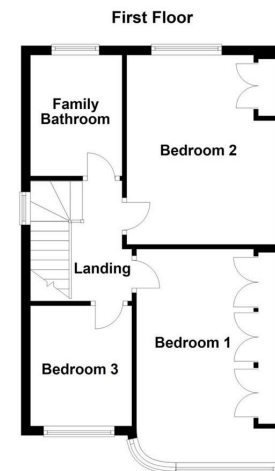
13'5 x 10'9

Bedroom Three

8 x 7'5

Family Bathroom

8'7 x 6'7



Fernhurst Road, Leicester LE3 2PG

£249,950

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.

The Story Begins

- Bay Fronted Semi Detached Home
- No Upward Chain
- Convenient Location
- Entrance Hallway & Living Room
- Fitted Dining Kitchen With French Doors
- First Floor Landing & Three Bedrooms
- Family Bathroom With Separate Shower
- Driveway & Garage
- Enclosed Rear Garden
- Energy Rating D, Council Tax B & Freehold

Location Is Everything

Braunstone Town is well known for its convenient location, with good commuter routes into the city centre, motorway connections and Fosse Park Shopping Centre right on its doorstep. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs, Millfield Community School, Ravenhurst Primary School and Winstanley Community College.



Inside Story

This well presented traditional bay fronted semi detached home is situated within a popular and sought after location. The property exudes warmth and character, with a well-maintained interior that is sure to captivate your heart.

As you step inside, you are greeted by a welcoming hallway adorned with a wood effect floor, setting the tone for the rest of the house. The living room, featuring a beautiful bay window, is the perfect spot to unwind and relax after a long day.

The open plan dining kitchen is a culinary delight, with cream wall and base units, a butcher block effect worksurface, and integrated appliances including an oven, hob, and extractor fan. The French doors from the dining area lead out to the garden, offering a seamless transition for al fresco dining or enjoying a morning cup of tea.

Upstairs, you will find three inviting bedrooms, each offering a peaceful retreat for a good night's sleep. The refitted bathroom boasts a modern white suite and a separate shower, providing a touch of luxury to your daily routine.

Outside, the property features a driveway for parking leading to a single garage, and a lovely garden with a lawn area and patio, perfect for hosting summer barbecues or simply basking in the sunshine.

Conveniently located, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals looking for a place to call their own. Don't miss the opportunity to make this delightful house your new home sweet home.

