

## Room Sizes

### Entrance Hall

5'82 x 11'29

### Living Room

13'97 x 10'69

### Kitchen Diner

16'35 x 8'32

### Utility / Storage Room

21'27 x 6'05

### Bedroom One

13'56 x 9'79

### Bedroom Two

10'49 x 12'16

### Bedroom Three

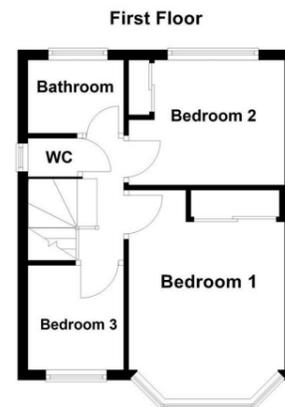
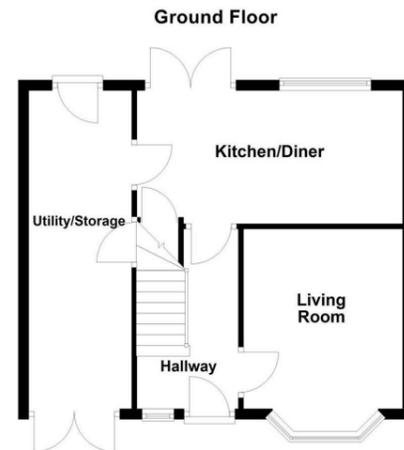
6'80 x 6'82

### Bathroom

6'02 x 4'83

### Toilet

2'42 x 3'29



Lindfield Road, Leicester LE3 6HJ

Price Guide £269,950

**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

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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.

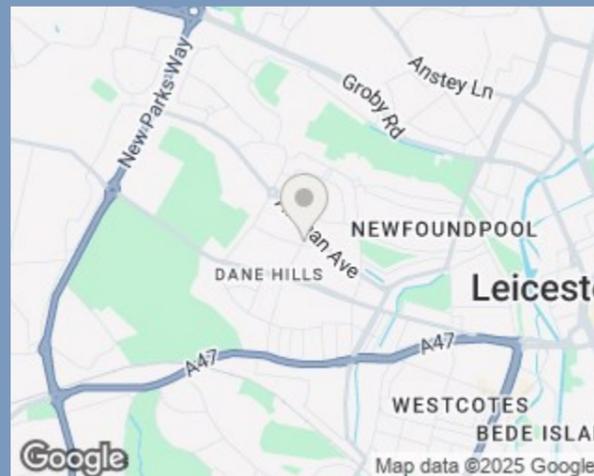
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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

- Beautifully Presented Family Home
- Three Bedroom Semi Detached
- Entrance Hall
- Living Room
- Kitchen Diner
- Utility & Storage Room
- Main Bathroom & Separate Toilet
- Enclosed Rear Garden
- Driveway
- Council Tax Band B | EPC Rating D

# Location Is Everything

This property is located in a 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

Beautifully presented three-bedroom semi-detached family home. As you enter the property, you are greeted with an entrance hall with stairs leading to the first floor and doors to your downstairs living accommodation. To your right, through a door, you'll find the bay-fronted living room, complete with a feature fireplace for cozy nights in. Back through the hall, at the rear of the property is the spacious kitchen diner. Fitted with modern wall and base units, it has an integrated dishwasher and fridge, an oven with an electric hob and extractor fan above, and a matte black sink and drainer. The dining area has ample space for a dining table and chairs making this room the heart of the home, perfect for entertaining or family meals. There is a pantry that provides extra storage. Through a door into what was the garage, you'll find a convenient utility storage room, with space for a fridge freezer, tumble dryer, and plumbing for a washing machine. There's also access to an under stairs storage cupboard and doors at both ends leading to the exterior of the home. On the first floor, you'll find three good-sized bedrooms. The master bedroom is at the front of the property, featuring a bay window and fitted wardrobes, while the third bedroom is currently used as a study. To the rear, the second bedroom boasts fitted wardrobes and picturesque views of the garden. Next to this room is the family bathroom, fitted with a bath with shower over, a wash hand basin, and a separate toilet in the adjoining room. Externally, this property benefits from a private driveway and an enclosed rear garden featuring a patio area and raised lawn with a paved patio under a pergola at the top, perfect for entertaining family and friends in the summer months. Price Guide £269,960 - £274,950

