

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

Entrance hall

Downstairs WC

2'96 x 4'68

Living Room

16'78 x 11'02

Dining Room

8'77 x 9'17

Kitchen

8'16 x 10'63

Bedroom One

10'47 x 11'10

Bedroom Two

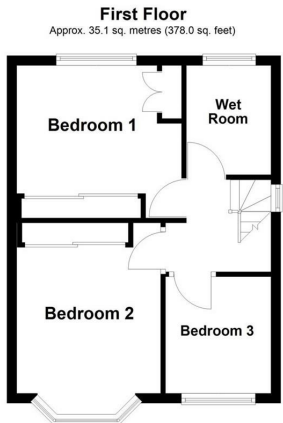
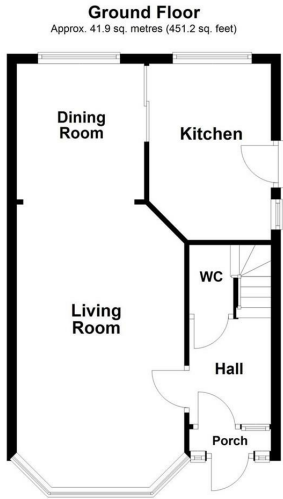
11'89 x 9'96

Wet Room

5'81 x 7'40

Bedroom Three

7'98 x 7'12



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.

Gayhurst Close, Leicester LE3 2UP

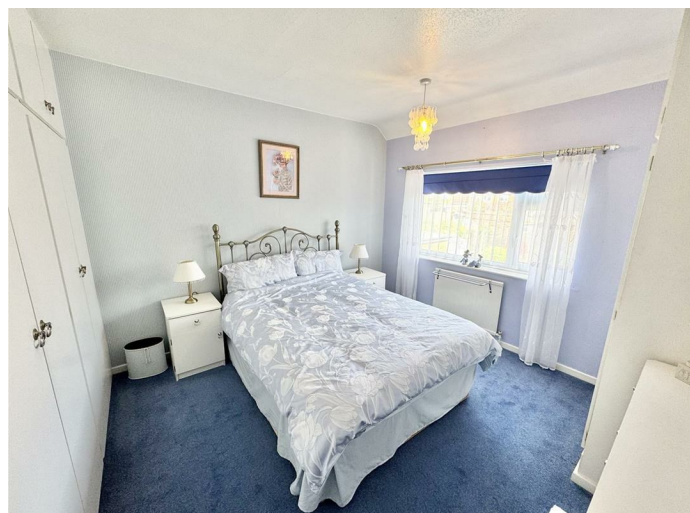
£265,000

The Story Begins

- Well presented semi detached home
- Entrance hall & Downstairs WC
- Living Room & Dining Room
- Fitted Kitchen
- Three Well Proportioned Bedrooms
- First Floor Wet Room
- Enclosed Rear Garden
- Driveway & Garage
- Cul de sac location
- EPC Rating TBC | Council Tax Band 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

Well presented three bedroom semi detached family home situated in a cul de sac location. As you enter through the front door you are greeted by an entrance hall with stairs to the first floor and a convenient downstairs WC comprising of a low level wc and wash hand basin. Through a door into the open plan living dining room, with a feature fire place and windows at either end, natural daylight floods the room making it the perfect space to relax on those cosy nights in and entertain family and friends. The kitchen is fitted with an array of wall and base units, fitted with a stainless steel sink and drainer, space for a fridge and freezer and plumbing for a washing machine. There is a side door giving access to the rear garden and driveway. To the first floor there are three well proportioned bedrooms. Two of which have fitted wardrobes giving plenty of storage. There is a renovated modern wet room comprising of a shower, wash hand basin, low level wc and heated towel rails. Externally the property boasts a beautiful rear garden. There is a side driveway for multiple vehicles and a separate garage. This property is offered for sale with no upward chain.

