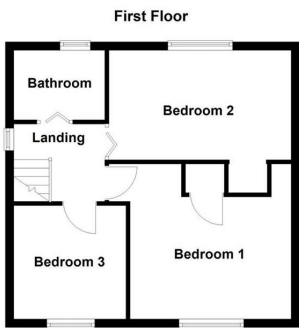
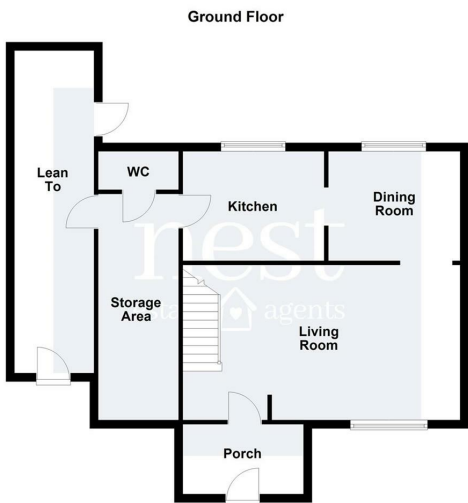


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Porch**
9'4 x 5'5
- Living Room**
21 max x 12
- Dining Room**
10'3 x 8'6
- Kitchen**
10'3 x 8'6
- Storage Area**
17'4 x 2'9
- Downstairs WC**
4 x 2'9
- Lean To**
28'4 x 6'2
- First Floor Landing**
7'2 x 5'7
- Bedroom One**
13'4 max x 12'1 min
- Bedroom Two**
13'5 x 8'6
- Bedroom Three**
8'9 max x 8'4
- Family Bathroom**
7 x 5'5



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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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.

Holmwood Drive, Leicester LE3 9LH

£245,000

The Story Begins

- Semi Detached Family Home
- Well Presented & Improved Throughout
- Entrance Porch & Living Room
- Dining Room & Kitchen
- Downstairs WC, Storage Area & Lean To
- First Floor Landing & Bathroom
- Three Bedrooms
- Immaculate Front & Rear Gardens
- Energy Rating D
- Council Tax Band & Freehold

Location Is Everything

This great property is located to the northwest of the city centre and within easy reach of the city, Beaumont Leys shopping centre, Fosse Park shopping centre and Glenfield Hospital. Offering excellent motorway links for commuters. Well regarded schooling can all be found locally including the popular New College Leicester making this property of the ideal family purchase.



Inside Story

Positioned within the vibrant area of Holmwood Drive stands this well-presented semi-detached family home. The property has been thoughtfully improved, making it an ideal choice for families seeking a welcoming environment.

As you approach, you are greeted by a charming timber porch that sets the tone for the rest of the home. Inside, the living room boasts tasteful decor, creating a warm and inviting atmosphere. The dining room flows seamlessly into the kitchen, which is equipped with both wall and base units, providing ample storage and space for appliances, making it a practical area for family meals and entertaining.

The ground floor also features a convenient downstairs WC, a storage area, and a lean-to that serves as an excellent space for garden tools and bicycles. Ascending to the first floor, you will find a well-appointed bathroom and three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation as well as the family bathroom with white suite.

The exterior of the property is equally appealing, with a pretty frontage enclosed by fencing and decorative gravel. The well-maintained garden is a true highlight, featuring a delightful decking area, a lawn, and a seating area perfect for enjoying sunny afternoons. Additionally, a summer house or garden shed provides extra storage or a charming spot for hobbies.

This semi-detached home on Holmwood Drive offers a wonderful opportunity for those looking to settle in Leicester.

