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## Room Sizes

### Porch

6'03 x 3'07

### Living/Dining Room

26'11 x 10'11 max

### Conservatory

7'03 x 9'05

### Kitchen

12'08 x 8

### Utility

6'05 x 10'07

### Downstairs Shower Room

2'10 x 8'02

### Downstairs Bedroom

7'11 x 18'03

### Bedroom Two

8'02 x 13'11

### Bedroom Three

8'10 x 10'4

### Bedroom Four

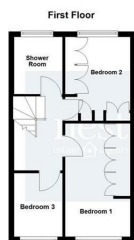
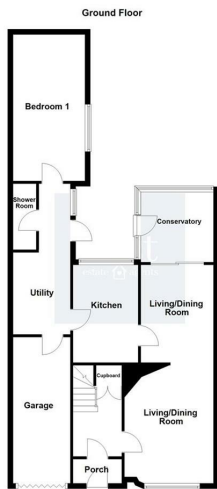
7'01 x 7'10

### Shower Room

5'10 x 7'06

### Garage

7'05 x 18



**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

Price Guide £300,000



# The Story Begins

- Beautiful Extended Semi Detached Home
- Entrance Porch Into Hallway
- Spacious Living/Dining Room
- Fitted Kitchen With Garden Views
- Useful Utility
- Downstairs Bedroom And Shower Room
- Three Bedrooms Upstairs - Two With Fitted Wardrobes
- Enclosed Garden and Generous Off Road Parking
- GUIDE PRICE £300,000-310,000
- Freehold EPC Rating - C Council Tax Band - B

# 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

Welcome to this delightful semi-detached house located on Gayhurst Close in Leicester, a perfect blend of comfort and style. This charming property boasts four bedrooms, making it an ideal family home. As you step inside, you are greeted by a lovely entrance porch that leads into the hallway, complete with convenient storage space.

The bright and airy living and dining room creates an inviting atmosphere, perfect for both relaxation and entertaining guests. The well-appointed kitchen offers lovely views of the garden, making it a pleasant space for your culinary adventures. A practical utility room enhances the functionality of the home, while the conservatory extends your living space, allowing you to enjoy the garden throughout the year.

One of the standout features of this property is the downstairs bedroom, accompanied by a shower room, which is perfect for guests or those who prefer single-level living. Upstairs, you will find three additional bedrooms, two of which are fitted with wardrobes, providing ample storage for your belongings. The family shower room is designed with ease and comfort in mind, catering to the needs of a busy household.

The enclosed garden features a patio area, ideal for outdoor dining or simply enjoying the fresh air. Furthermore, the property includes a generous-sized driveway leading to an attached garage, offering plenty of parking space and additional storage options.

This semi-detached home is not merely a property; it is a wonderful place to create lasting memories. With its thoughtful layout and desirable features, it stands as an excellent choice for families or anyone seeking a spacious and welcoming residence in Leicester.

GUIDE PRICE £300,000-310,000

