

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge Diner
23'3" x 11'0" (7.10 x 3.36)

Kitchen
6'6" x 7'8" (1.99 x 2.35)

Downstairs Wet Room
7'1" x 4'10" (2.16 x 1.49)

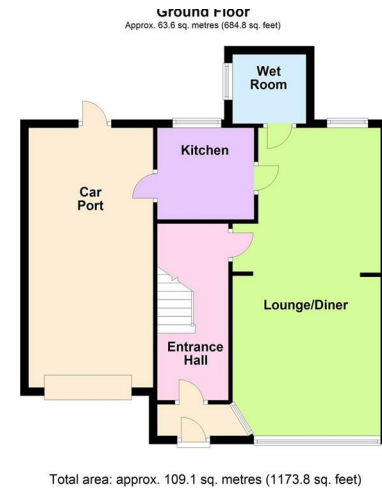
Landing

Bedroom One
12'10" x 10'11" (3.93 x 3.35)

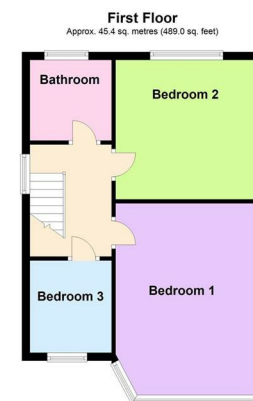
Bedroom Two
3 x 2.51 (0.91m x 0.61m.15.54m)

Bedroom Three
6'8" x 6'3" (2.04 x 1.92)

Bathroom
5'6" x 6'0" (1.69 x 1.83)



Total area: approx. 109.1 sq. metres (1173.8 sq. feet)



88 Cleveleys Avenue, Braunstone Town, Leicestershire, LE3 2GH

£225,000

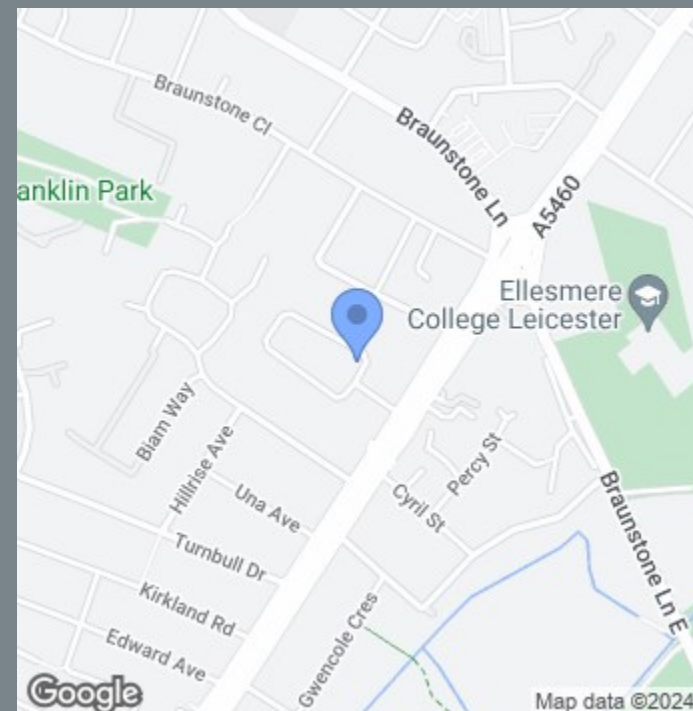
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

OVERVIEW

- Family Home With No Onward Chain
- Popular Location
- Porch & Entrance Hall
- Lounge Diner
- Kitchen & Wet Room
- Three Bedroom & Bathroom
- Driveway & Car Port
- Enclosed Rear Garden
- EER Rating - D, Freehold
- Council Tax Band -

LOCATION LOCATION....

Conveniently located close to various amenities including the recently extended Fosse Shopping park, Meridian leisure complex and main transport links to the Highcross Shopping Centre located in Leicester city centre. Leicester mainline station is not far providing regular services to London St Pancras and excellent motorway connections. 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.



THE INSIDE STORY

Welcome to this charming three bedroom family home nestled in a sought-after location and with added benefit of no onward chain, this property offers an inviting atmosphere from the moment you step through the porch and entrance hall. The heart of the home is the spacious lounge diner, providing ample space for relaxation and entertaining. Natural light pours in through the windows, creating a warm and inviting ambiance perfect for family gatherings or quiet evenings in. The kitchen is fitted with a range of wall and base cabinets, has a stainless steel sink drainer with mixer tap, plumbing for a washing machine and integrated oven and hob with extractor over. The convenient downstairs wet room, offering added convenience for busy households. Upstairs, you'll find three well-appointed bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, the property boasts a driveway and carport, providing off-road parking. The enclosed garden offers a lovely place for children to play or for enjoying alfresco dining on warm summer evenings.

