22a Cross Street, Enderby, LE19 4NJ Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk nestegg properties

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 12'11 x 10'05 (3.94m x 3.18m)

Kitchn/Diner 16'4 max x 10'11 (4.98m max x 3.33m)

Bedroom One 13'3 x 10'2 (4.04m x 3.10m)

Bedroom Two 11'0 x 10'6 (3.35m x 3.20m)

Bedroom Three 6'8 x 5'10 (2.03m x 1.78m)

Family Bathroom



Total area: approx. 72.0 sq. metres (775.4 sq. feet)





LXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

[clephone 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?

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 then

These details do not constitute part of an offer or contract.

Measurements are for guidance only and oper to a 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 relie 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.

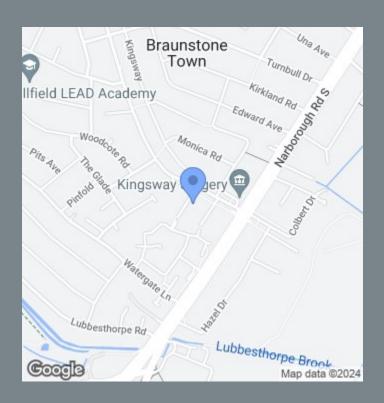
4 Leyland Road, Braunstone Town, LE3 2JR Offers In Excess Of £230,000

OVERVIEW

- Three Bedrooms
- · Sunny & Secure Rear Garden
- · Paved Driveway
- · No Onward Chain
- · Open Plan Kitchen Diner
- · Local Amenities Close By
- · Lovely Condition Throughout
- · EPC Rating D
- · Freehold Property
- · Council Tax Band B

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

Nestegg Properties are thrilled to offer this charming three bedroom semidetached home, boasting a classic 1930's double bay frontage. Leyland Road is nestled in a sought-after cul-de-sac near to Fosse Park and the M1/69 motorway junction. Meticulously cared for by its long-term owners, the property is in excellent condition throughout, benefitting from recent updates including a new kitchen, upgraded electrics, and full gas central heating with a relatively new boiler. Features include UPVC double glazing throughout.

The layout comprises a welcoming hallway, cozy lounge, and spacious kitchen-diner on the ground floor, while upstairs offers three bedrooms and a bathroom, all accessed via a landing. Outside, there is a driveway to the front and a delightful South East facing garden to the rear. Internal viewings are highly advised. We believe this lovely home would suit a first time buyer.







