

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)



4 Leyland Road, Braunstone Town, LE3 2JR

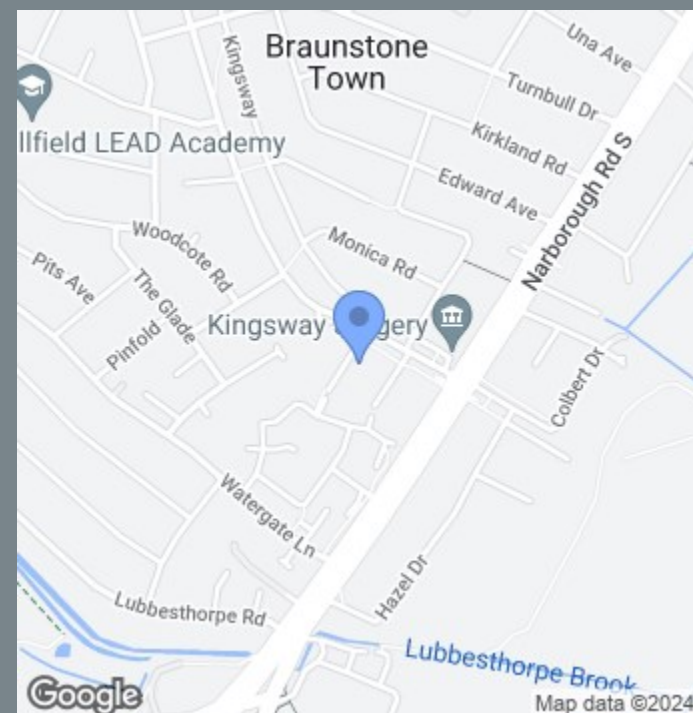
Offers In Excess Of £230,000

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 semi-detached 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.

