

# FLOOR PLAN

## DIMENSIONS

**Porch**

**Entrance Hall**  
3'03 x 8'11 (0.99m x 2.72m)

**Lounge**  
17'05 x 11'08 (5.31m x 3.56m)

**Dining Room**  
15'02 x 11'08 (4.62m x 3.56m)

**Dining Kitchen**  
11'07 x 19'03 (3.53m x 5.87m)

**Utility Room**  
8'05 x 8'08 (2.57m x 2.64m)

**Downstairs WC**  
5'06 x 3'07 (1.68m x 1.09m)

**Landing**

**Bedroom One**  
17'03 x 11'08 (5.26m x 3.56m)

**Bedroom Two**  
15'06 x 11'08 (4.72m x 3.56m)

**Bedroom Three**  
10'09 x 13'07 (3.28m x 4.14m)

**Bathroom**  
4'01 x 8'11 (1.24m x 2.72m)

**Bedroom Four**  
9'11 x 9' (3.02m x 2.74m)

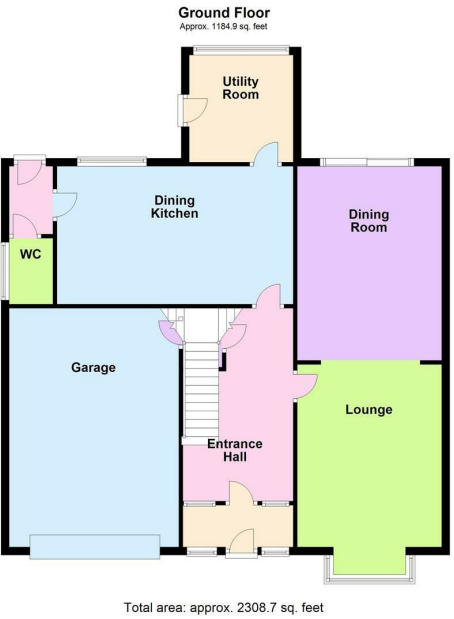
**Bedroom Five/Living Room**  
11'10 x 13'05 (3.61m x 4.09m)

**Shower Room**  
6' x 5'05 (1.83m x 1.65m)

**Upstairs Kitchen**  
7'03 x 8'11 (2.21m x 2.72m)

**Balcony**

**Garage**  
18'08 x 13'06 (5.69m x 4.11m)



**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.

**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.

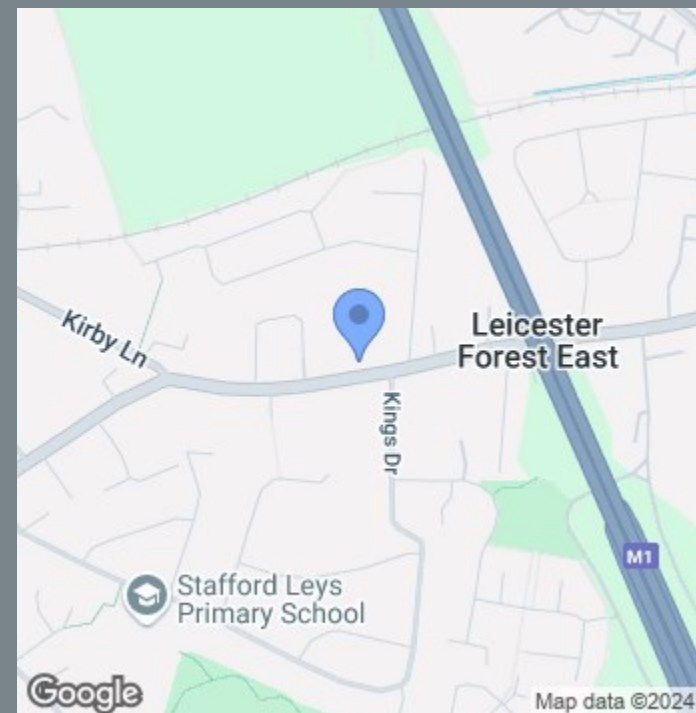
Braemar House, 109 Hinckley Road, Leicester Forest East,  
**£500,000**

# OVERVIEW

- Stunning Family Home In Popular Location
- Porch, Entrance Hall, Downstairs Cloakroom
- Fabulous Dining Kitchen
- Lounge Diner, Utility Room
- Four Double Bedrooms & Bathroom
- Sitting Room/Bedroom Five, Shower Room
- First Floor Kitchen & Balcony
- Driveway & Double Garage
- Generous Garden With Summer House
- EER - D, Freehold, Tax Band - C

# LOCATION LOCATION....

Leicester Forest East, nestled in the heart of Leicestershire, is a charming and vibrant area that seamlessly blends the tranquility of rural living with the convenience of urban amenities. For nature lovers, Leicester Forest East is a veritable paradise. The area is surrounded by lush greenery, with numerous parks and walking trails that invite you to explore and unwind. The famous Bradgate Park is just a stone's throw away, offering breathtaking views, ancient ruins, and a sanctuary for wildlife. It's the perfect place for a leisurely stroll, a family picnic, or an invigorating hike. The local amenities in Leicester Forest East are both diverse and convenient. From quaint independent shops and cosy cafes to supermarkets and essential services, everything you need is within easy reach. The area's dining scene is particularly noteworthy, with a variety of restaurants and pubs serving up delicious fare, from traditional British dishes to international cuisines, catering to every palate. Leicester Forest East is also well-connected, with excellent transport links to Leicester city center and beyond. This makes it an ideal location for commuters and those looking to enjoy the best of both worlds – the peacefulness of a semi-rural setting and the hustle and bustle of city life.



# THE INSIDE STORY

*This stunning home has been cleverly extended to offer additional living space that can serve as extra bedrooms or a self-contained annex, providing versatility for growing families or those in need of a home office or guest quarters. Nestled in a lovely location, the property boasts a charming porch that leads to the original front door, preserving the home's character. Upon entering, you are greeted by an entrance hall with a split staircase, adding a touch of elegance and guiding you to the upper levels. The lounge diner is bathed in natural light from a bay window at the front and opens to a patio at the rear, perfect for entertaining or enjoying a quiet evening outdoors.*

*The heart of the home is the modern and sleek dining kitchen, featuring two eye-level ovens and a matching island that provides ample space for meal preparation and casual dining. The utility room and downstairs cloakroom offer practicality and convenience. Upstairs, the landing splits into two distinct areas. On one side, you'll find three bedrooms and a bathroom, ideal for a family. On the other side, what was once an annex now features a bedroom, shower room, living room, and a compact kitchen with French doors that open onto a balcony, offering a private retreat. Outside, the driveway leads to an integrated garage with an electric door, providing secure parking and additional storage. The very generous rear garden is a true oasis, featuring a patio for al fresco dining, a lovely old red telephone box that lights up at night, an extensive lawn for play or relaxation, fruit trees for a touch of nature, and a summer house that serves as a tranquil escape or a cosy spot for hobbies.*

