



Nursery Road

Leicester, LE5 2HQ

Offers In The Region Of £450,000



- NO UPWARD CHAIN
- LOUNGE
- FITTED KITCHEN
- DRIVEWAY AND GARAGE
- IDEAL FAMILY HOME
- CHARACTER FOUR BEDROOM DETACHED HOME
- GENEROUS GARDEN
- SCOPE TO EXTEND
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM

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Conveniently positioned for access to the city and local countryside is this unique detached home that provides plenty of versatile living space over two floors and is being sold with no upward chain.

This bespoke home comprises of an entrance hallway with doors leading of to the lounge, with an inset fire covering the original ornate fireplace and double glazed sliding doors leading to the sun room, which has double glazed windows and door overlooking the rear garden. The kitchen is fitted with a range of wall and base units with integrated oven and hob, two separate pantry cupboards, and serving hatch to the lounge. There is a separate downstairs wc. Off the kitchen a lobby runs from the front of the home to the rear and gives access off to the garage, utility area and an additional downstairs wc.

Returning to the hallway, stairs ascend to the first floor landing, which gives access off to the four bedrooms, bathroom and separate wc.

Outside, the generous rear garden has the scope to extend into, subject to relevant planning regulations and is enclosed with fence panelling, a lawn with winding path to the garden shed and a paved patio seating area. The front garden has a privet hedge with opening to the driveway, which provides ample off road parking space for the property and access to the garage.

The property would benefit from updating and would be ideal for a family looking for a character home within the Leicester area that is close to local shops, schools and amenities.

To find out more about this lovely family home, contact your local Hunters estate agents Wigston to arrange your viewing.

Hallway

Lounge

12'11" x 18'7" (3.96 x 5.68)

WC

7'3" x 6'3" (2.22 x 1.91)

Sun room

16'7" x 7'7" (5.07 x 2.33)

Kitchen

10'8" x 11'10" (3.27 x 3.61)

Utility

8'10" x 10'5" (2.71 x 3.18)

WC

Landing

Bedroom 1

11'10" x 18'1" (3.63 x 5.53)

Bedroom 2

12'5" x 9'1" (3.79 x 2.79)

Bedroom 3

9'3" x 8'4" (2.82 x 2.56)

Bedroom 4

11'1" x 9'6" (3.40 x 2.91)

Bathroom

8'3" x 5'5" (2.52 x 1.67)

Separate WC

Garage

Outside

Garden to rear, driveway and integral garage.

Material Information - Wigston

Tenure Type; Freehold

EPC Rating; E

Council Tax Banding; E

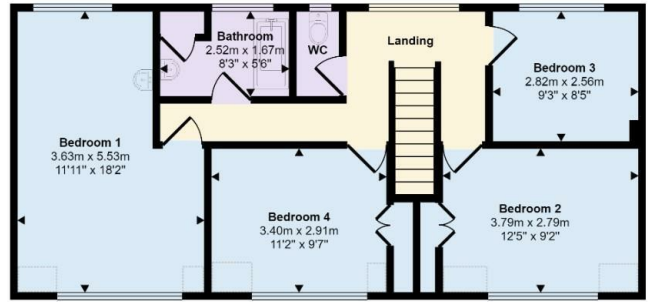
Floorplan

Approx Gross Internal Area
162 sq m / 1748 sq ft



Ground Floor
Approx 96 sq m / 1030 sq ft

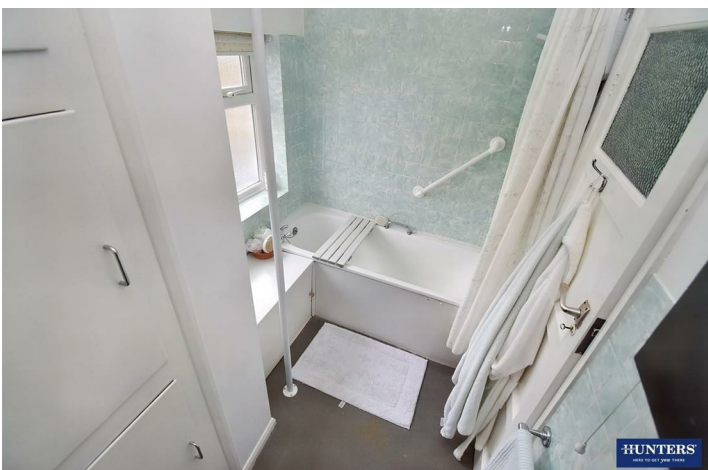
Denotes head height below 1.5m



First Floor
Approx 67 sq m / 718 sq ft

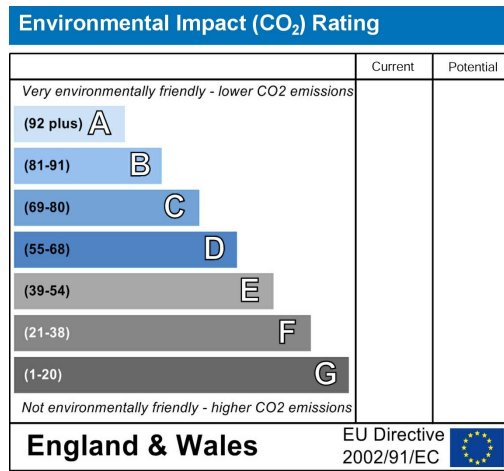
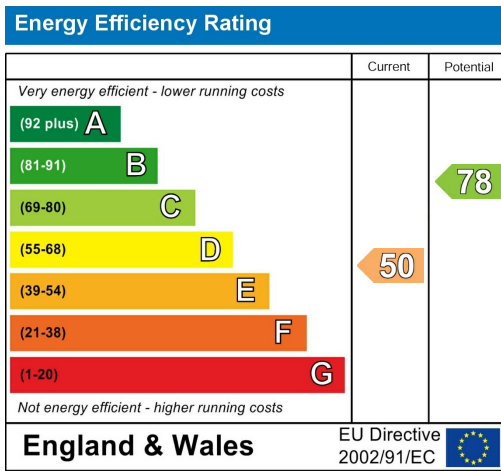
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Energy Efficiency Graph



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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