13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Lounge
21'9 x 11'11 (6.63m x 3.63m)

Kitchen Diner
14'08 x 10'37 (4.47m x 3.05m)

Conservatory
8'50 x 7'05 (2.44m x 2.26m)

Porch
8'08 x 3'57 (2.64m x 0.91m)

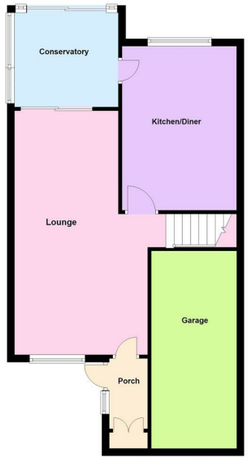
Bedroom One
11'18 x 10'9 (3.35m x 3.28m)

Bedroom Two
10'07 x 11'17 (3.23m x 3.35m)

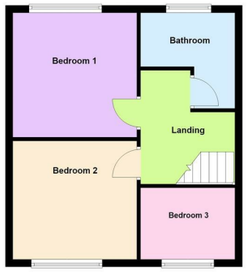
Bedroom Three
6'5 x 8'57 (1.96m x 2.44m)

Bathroom
8'7 x 6'9 (2.62m x 2.06m)

Ground Floor



First Floor



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 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@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.

9 Hazel Drive, Leicester, LE3 2JE

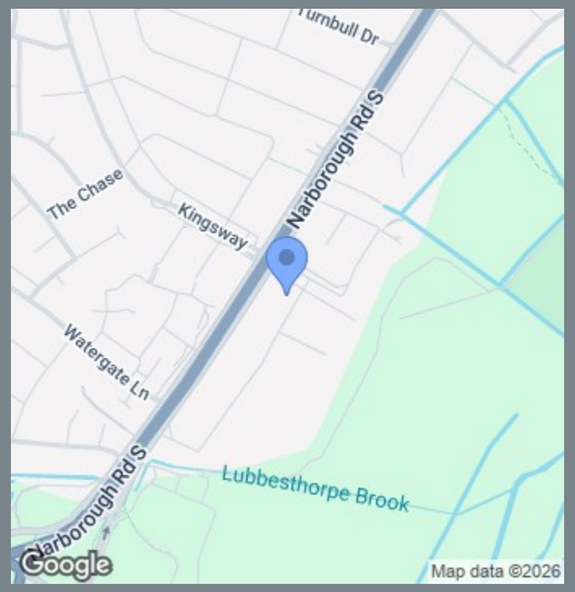
£250,000

OVERVIEW

- Semi Detached Family Home
- Good size Lounge
- Kitchen Diner
- Conservatory
- Three Bedrooms
- Family Bathroom
- Enclosed Private Rear Garden
- Garage And Driveway Providing Off Road Parking
- NO CHAIN
- EER Rating D, Council Tax Band B, Freehold

LOCATION LOCATION....

Hazel Drive is well placed within Braunstone Town, offering a particularly convenient setting for families, commuters any anyone wanting excellent everyday amenities close at hand. The area enjoys easy access to Narborough Road South, providing straightforward routes into Leicester city centre as well as towards the M1 and M69 motorway networks. Regular bus services are available from nearby Narborough Road South, with stops just a short distance from Hazel Drive.
For shopping, Asda Leicester Superstore is close by, while the extensive shops, restaurants & leisure facilities at Fosse Shopping Park are also within easy reach. Families are well served by local schooling, including Millfield L.E.A.D Academy and Ravenhurst Primary School, with The Winstanley School among the nearby secondary options.



THE INSIDE STORY

Nestled in the charming neighbourhood of Hazel Drive, Leicester, this semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, this property is ideal for families looking to settle in a friendly community.
The heart of the home features a spacious kitchen diner, perfect for family meals and entertaining guests. The adjoining lounge offers a comfortable space to relax and unwind after a long day. While the property does require some updating, it provides a blank canvas for you to create your dream living space tailored to your tastes.
The family bathroom has a three piece suite comprising of bath with shower over, low level WC and wash hand basin. Outside, the private rear garden offers a peaceful retreat, ideal for children to play or for summer barbecues with friends and family in the warmer months. Additionally, the property benefits from a garage and a driveway, providing ample parking.
This semi-detached family home is not just a property; it is a place where memories can be made and cherished for years to come. With its potential for modernisation and its family-friendly layout, this home is a fantastic opportunity for those looking to invest in a property that they can truly make their own.