

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge

16'10 x 11' (5.13m x 3.35m)

Dining Kitchen

10' x 17'02 (3.05m x 5.23m)

Landing

Bedroom One

14'05 x 10' (4.39m x 3.05m)

Bedroom Two

12'05 x 11'01 (3.78m x 3.38m)

Bedroom Three

8'01 x 7'02 (2.46m x 2.18m)

Bathroom

7'06 x 6' (2.29m x 1.83m)

Annex Living Room

9' x (2.74m x)

Annex Bedroom

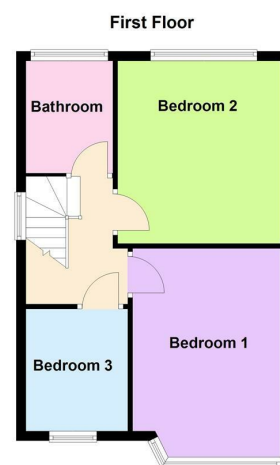
11'03 x 11'10 (3.43m x 3.61m)

Annex Shower Room

8'07 x 8'04 max (2.62m x 2.54m max)

Garage

17'09 x 8'02 (5.41m x 2.49m)



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.

12 Fieldhurst Avenue, Braunston Town, LE3 2UY

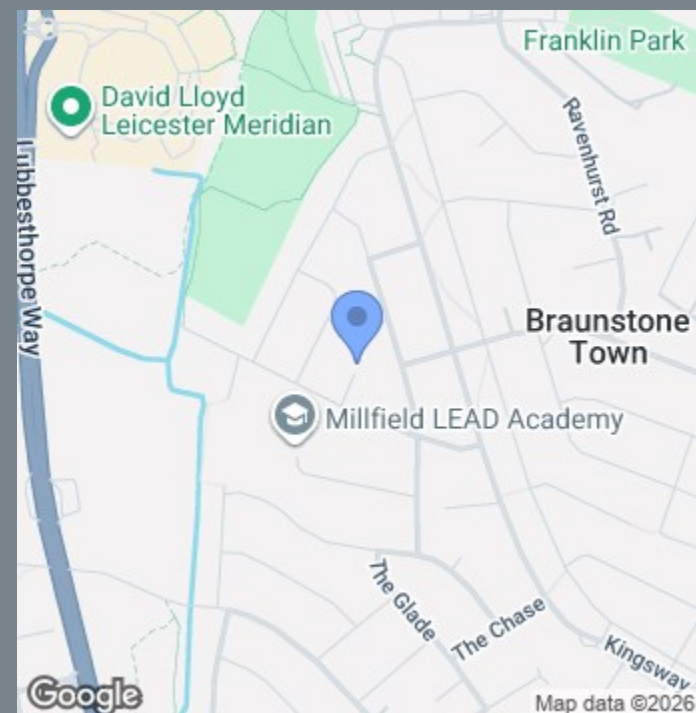
£325,000

OVERVIEW

- Beautiful Family Home With Annex
- Cul De Sac Location & No Chain
- Hallway, Open Plan Lounge Dining Kitchen
- Annex Living Room
- Four Bedrooms
- Bathroom & Annex Shower Room
- Driveway & Garage
- Lovely Rear Garden
- Viewing is Essential
- EER - tbc. Freehold, Tax -

LOCATION LOCATION....

Fieldhurst Avenue enjoys a tucked-away position within Braunstone Town, a well-established and popular area offering a real sense of community alongside excellent convenience. The area has evolved into a vibrant residential location, favoured by families and professionals alike thanks to its blend of green spaces, local amenities and superb transport links. Everyday essentials are all close by, with nearby supermarkets, independent shops, cafés and the ever-popular Fosse Park Retail Centre offering everything from high-street shopping to restaurants and leisure facilities. Families are well catered for with a range of reputable local schools within easy reach, while Braunstone Park provides beautiful open green space, walking routes and recreational facilities right on the doorstep. Fieldhurst Avenue is also ideally positioned for commuters, with quick access to Leicester city centre, the A47, A563 ring road and M1 motorway network, alongside regular public transport services. Combining practicality with a welcoming neighbourhood atmosphere, Braunstone Town continues to grow in popularity as a place people are proud to call home.



THE INSIDE STORY

Tucked away within a peaceful cul-de-sac, this beautifully extended family home offers an exceptional amount of versatile living space, perfectly suited to modern family life while also benefitting from a fantastic self-contained annex. From the moment you step inside, the welcoming hallway sets the tone for the spacious & well-presented accommodation beyond. At the heart of the home is the stunning open plan lounge dining kitchen, designed for both everyday family living & entertaining. This sociable space offers plenty of room to cook, dine & relax together, while the newly fitted shaker-style kitchen brings a timeless yet contemporary feel with generous storage & workspace. The open layout creates a warm & inviting atmosphere, making it easy to imagine family gatherings, cosy evenings, or hosting friends. The annex is a wonderful addition to the property & offers excellent flexibility depending on individual needs. With its own private entrance, living room with doors opening onto the garden, bedroom & shower room, it would be ideal for multi-generational living, independent space for older children, guest accommodation, or even a peaceful home office setup away from the main house. Upstairs, the landing leads to three beautifully presented bedrooms, all offering comfortable accommodation for growing families. Bedrooms one & two both benefit from fitted wardrobes providing excellent storage, while the third bedroom could equally work well as a nursery, dressing room, guest bedroom, or study. Externally, the property continues to impress with a driveway providing off-road parking & access to a garage for additional storage or parking. The lovely rear garden creates a fantastic outdoor space for the whole family to enjoy, featuring a raised patio area perfect for outdoor dining, entertaining, or simply unwinding in the warmer months. A truly spacious & adaptable home in a sought-after location, offering the perfect blend of practicality, comfort & family living

