

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
 18'03 x 5'10 (4.04m x 1.78m)

**Lounge**  
 18'03 x 12'07 (4.04m x 3.84m)

**Dining Room**  
 10'02 x 8'11 (3.10m x 2.72m)

**Kitchen**  
 10'03 x 9'08 (3.12m x 2.95m)

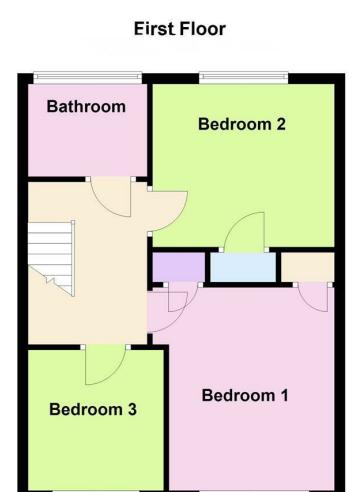
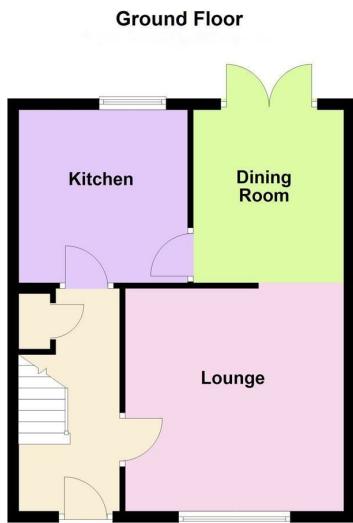
**Landing**  
 9'04 x 7'05 (2.84m x 2.26m)

**Bedroom One**  
 11'08 x 10'05 (3.56m x 3.18m)

**Bedroom Two**  
 10' x 11'02 (3.05m x 3.40m)

**Bedroom Three**  
 8'05 x 8'03 (2.57m x 2.51m)

**Bathroom**  
 5'06 x 7'05 (1.68m x 2.26m)



**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](mailto:wigston@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.

10 Ingold Avenue, Beaumont Leys, LE4 2DX

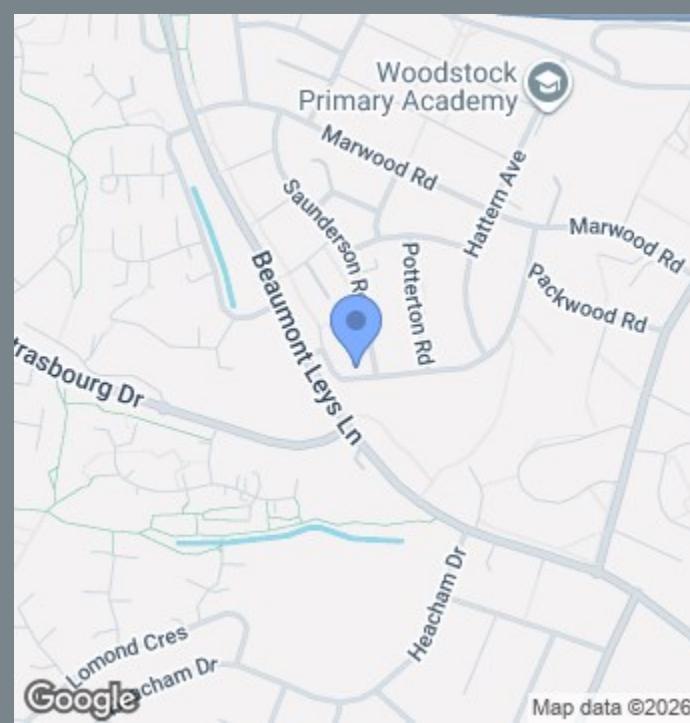
Offers Over £245,000

# OVERVIEW

- Beautifully Presented Family Home
- Popular Location
- Entrance Hall & Fitted Kitchen
- Lounge & Dining Room
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Essential
- Non Standard Construction
- EER - D, Freehold, Tax Band - A

## LOCATION LOCATION....

Ingold Avenue in Leicester is a charming and well-established residential area that offers comfort, convenience & a strong sense of community spirit. Surrounded by lovely green spaces and nearby parks such as Rushey Fields Recreation Ground, it provides plenty of opportunities for peaceful walks, outdoor play, and family picnics. The neighbourhood has a friendly, welcoming feel, with a real sense of local pride and togetherness. Everyday essentials are within easy reach, with a good selection of local shops, cafés, and amenities nearby, while the larger Beaumont Shopping Centre is just a short drive away for more extensive retail options. Families will appreciate the choice of well-regarded local schools, making it an excellent spot for those with children. Excellent transport links connect Ingold Avenue to Leicester city centre and the wider area with ease, ensuring commuting and travel are always convenient. Altogether, it's a delightful location that offers a harmonious balance of suburban tranquillity and modern practicality.



## THE INSIDE STORY

*This lovely family home is beautifully presented throughout, offering a welcoming atmosphere the moment you step inside. The inviting entrance hall leads to a charming lounge featuring an exposed brick fireplace that creates a wonderful focal point, adding character and warmth to the space—perfect for relaxing evenings or cosy family gatherings. The lounge flows seamlessly into the dining room, where there is ample space for a family table and chairs, making it ideal for shared meals, entertaining, or simply enjoying a quiet coffee while looking out through the French doors into the garden. The modern kitchen is thoughtfully designed with sleek wall and base units, contrasting work surfaces, an integrated oven and hob with extractor over, plumbing for a washing machine, and space for a fridge freezer—combining practicality with contemporary style. Upstairs, the landing leads to three good-sized bedrooms, each offering comfort and versatility for family living, whether used as bedrooms, a home office, or a nursery. The bathroom is beautifully finished, providing a serene space to unwind with its modern fittings and calming décor. Outside, the front garden adds to the home's kerb appeal, while the rear garden offers the perfect mix of open lawn and inviting seating areas—one tucked under cover for year-round enjoyment and another elevated at the top, perfect for outdoor dining or relaxing in the sunshine. This home truly combines charm, comfort & style, making it an exceptional choice for families looking for space to grow and enjoy.*

