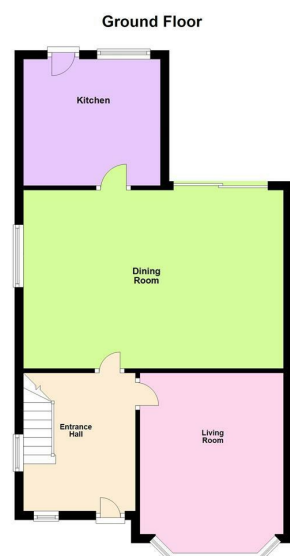


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
8'59 x 10'04 (2.44m x 3.15m)
- Kitchen**
10'34 x 9'685 (3.05m x 2.74m)
- Lounge Diner**
19'92 max x 13'45 (5.79m max x 3.96m)
- Living Room**
14'66 x 10'97 (4.27m x 3.05m)
- Bedroom One**
13'46 x 10'92 (3.96m x 3.05m)
- Bedroom Two**
12'46 x 10'92 (3.66m x 3.05m)
- Bedroom Three**
9'14 x 8'60 (2.74m x 2.44m)
- Family Bathroom**
9'12 x 8'59 (2.74m x 2.44m)



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.

6 Bodnant Avenue, Leicester, LE5 5RA

£365,000

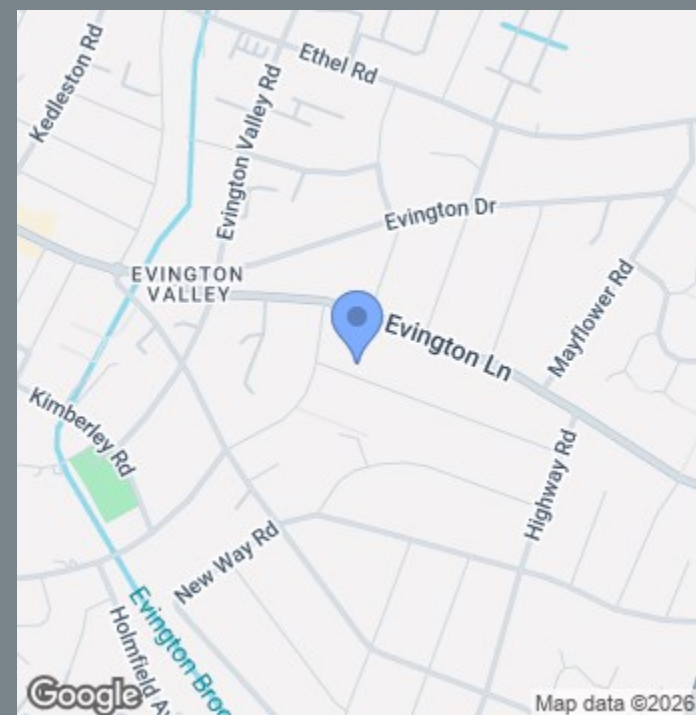
OVERVIEW

- Three Bedroom Semi Detached Home
- Kitchen
- Lounge Diner
- Separate Living Room
- Family Bathroom
- Mature Rear Garden
- Driveway Providing Off Road Parking
- Freehold
- Council Tax Band C, EER Rating TBC
- No Chain

LOCATION LOCATION....

Bodnant Avenue is located in the Evington/Stoneygate area of east Leicester, within the city of Leicester. The neighbourhood is primarily residential and well established benefitting from quick access to major local routes such as the A47 Uppingham Road and Evington Road, both of which provide direct links into Leicester city centre and surrounding suburbs. Regular bus services operate nearby, making commuting and school travel relatively convenient even without a car. Leicester railway station is also within easy driving distance, providing rail connections to Birmingham, Nottingham, London, and other major cities.

There is a wide choice of local shops, supermarkets, restaurants, cafés, healthcare services, parks, and places of worship. Nearby commercial areas along Evington Road and Uppingham Road provide everyday conveniences without needing to travel into the city centre.



THE INSIDE STORY

Nestled on the charming Bodnant Avenue in Leicester, this semi-detached house presents an excellent opportunity for those seeking a family home with potential. Spanning an impressive 1,055 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering you will find doors to your downstairs living with stairs rising to the first floor. There is a separate lounge that offers a comfortable space for relaxation and family gatherings. The kitchen, along with a good size lounge diner, provides a versatile area for both cooking and entertaining, perfect for hosting friends and family. To the first floor are three well proportioned bedrooms and a family bathroom. The mature rear garden is a standout feature, offering a tranquil retreat where you can enjoy the outdoors, whether it be for gardening, play, or simply unwinding in a peaceful setting. Additionally, the property benefits from a driveway, providing convenient off-street parking.

While the house does require some updating, this presents a wonderful opportunity for buyers to personalise the space to suit their own personal taste and create their dream home. With its desirable location and ample living space, this property is a must-see for anyone looking to invest in a home with great potential in Leicester.

