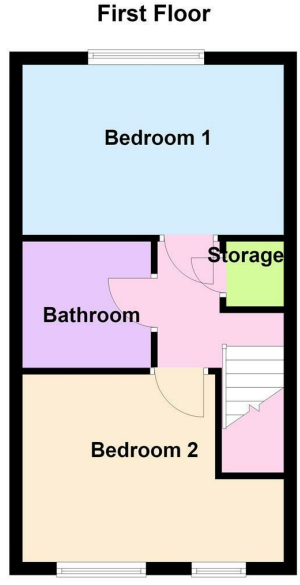
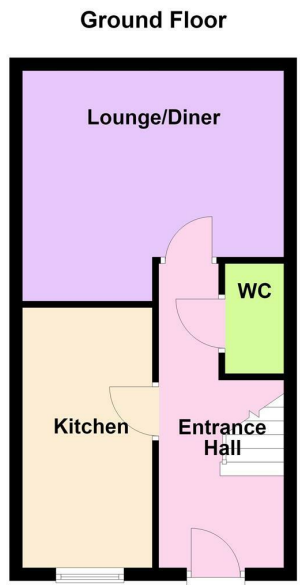


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
6'44 x 15'53 (1.83m x 4.57m)
- Kitchen**
13'29 x 6'76 (3.96m x 1.83m)
- Lounge**
13'53 x 11'85 (3.96m x 3.35m)
- Downstairs WC**
3'01 x 5'69 (0.94m x 1.52m)
- Bedroom One**
13'53 x 8'86 (3.96m x 2.44m)
- Bedroom Two**
13'53 x 8'86 (3.96m x 2.44m)
- Family Bathroom**
6'35 x 6'43 (1.83m x 1.83m)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@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.

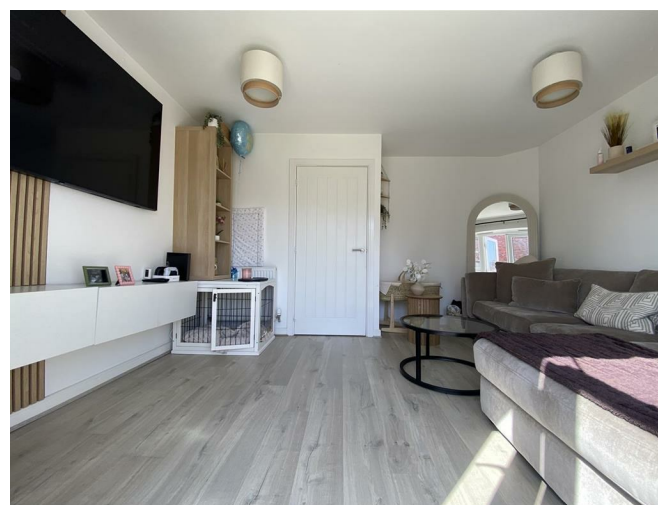
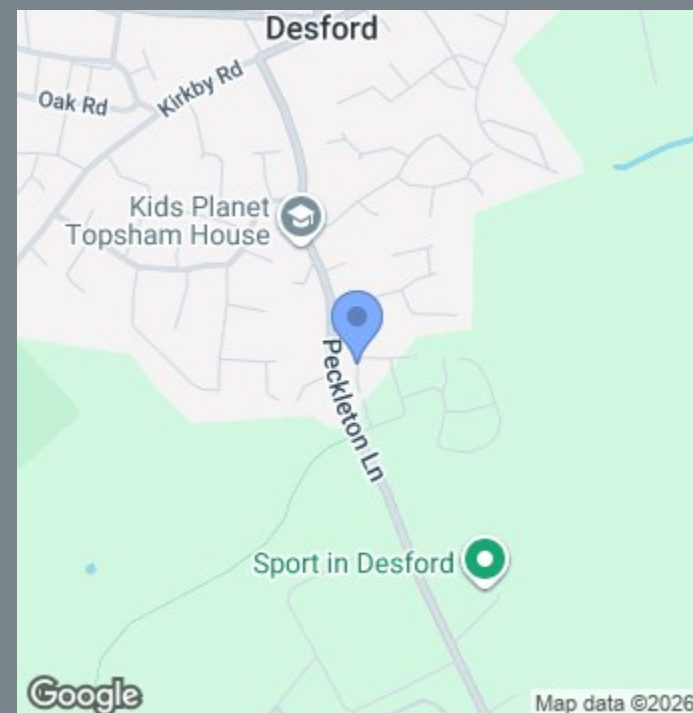
10 Wellum Way, Desford, LE9 9RH
£250,000

OVERVIEW

- Two Bedroom End Townhouse
- NHBC New Build Warranty - Owl Homes - 6 Years Remaining,
- Stylish Fitted Kitchen With Integrated Appliances
- Lounge Diner
- Downstairs WC
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden and Driveway
- Freehold, EER Rating B, Council Tax Band B, Communal Charge Approx £250 Per Annum
- Must Be Viewed

LOCATION LOCATION....

Wellum Way is within a small new residential development located within the village of Desford. Desford is a well-connected village situated west of Leicester, known for its mix of rural surroundings and modern commercial developments. Wellum Way is close to key transport links including the A47, providing convenient access to Leicester, Hinckley, and the wider Midlands region. The area benefits from nearby local amenities, employment hubs, and a semi-rural setting that combines accessibility with a quieter village environment.



THE INSIDE STORY

Welcome to this charming two bedroom new build end townhouse located on Wellum Way in the desirable village of Desford. This modern property offers a perfect blend of comfort and contemporary living, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

As you approach the house, you will appreciate the convenience of a private driveway, complete with an electric charger, catering to the needs of eco-conscious residents. Step inside to discover a well-designed fitted kitchen, equipped with integrated appliances that make cooking and entertaining a delight. The lounge is light and airy with French doors opening out into the garden. A wonderful space to enjoy the outdoors, perfect for outdoor entertaining and enjoying warm summer evenings.

The property boasts two generously sized double bedrooms, offering ample space for relaxation and rest. The stylish bathroom is designed with modern fixtures, bath with shower over, low level WC and wash hand basin.

Situated in the picturesque village of Desford, this home benefits from a peaceful setting while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this lovely townhouse your new home.

