

## Room Sizes

### Entrance Hallway

### Living/Dining Room

18'9 x 11'8

### Kitchen

9'5 x 12'1

### Conservatory

10'7 x 9'3

### Bedroom One

12'2 x 10'7

### Bedroom Two

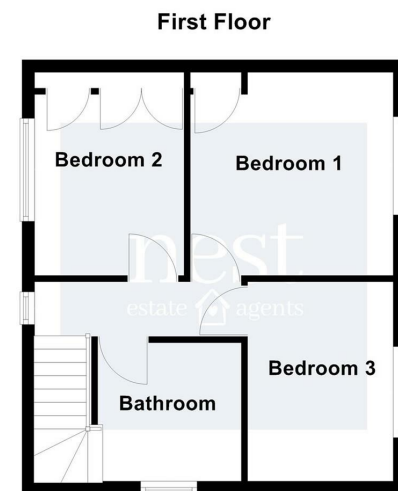
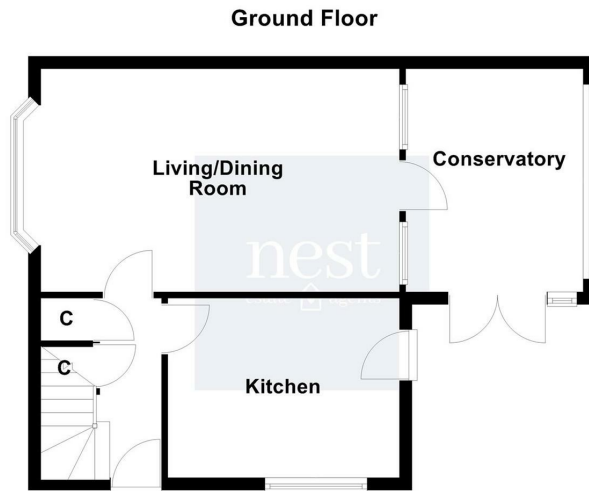
6'4 x 10'7

### Bedroom Three

10'8 x 7'7

### Shower Room

7'6 x 7'5



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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Call us on 0116 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Saffron Lane, Leicester LE2 6SD

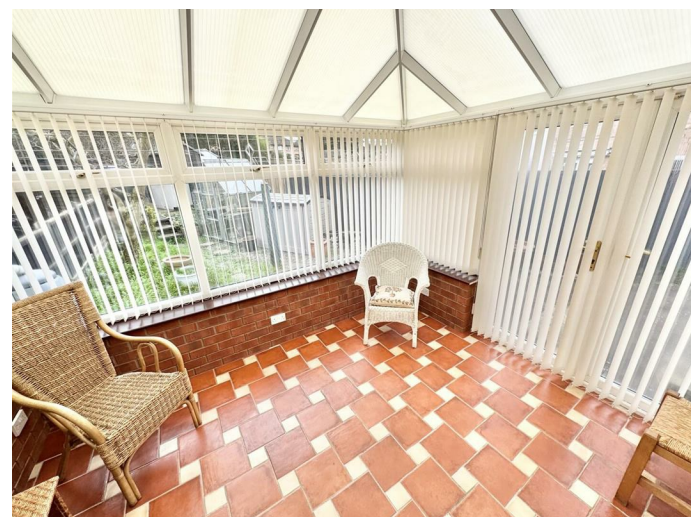
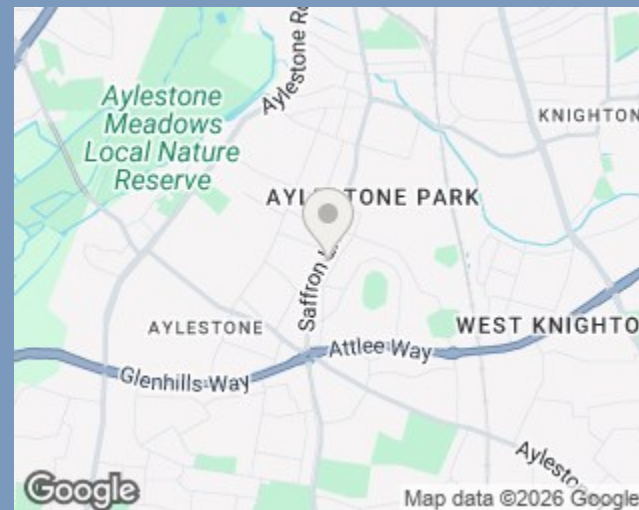
£230,000

# The Story Begins

- Semi-Detached Home
- Entrance Hallway
- Living/Dining Room
- Fitted Kitchen
- Conservatory
- Three Bedrooms
- Family Shower Room
- Enclosed Garden & Large Front Garden
- Off Road Parking
- Freehold EPC - D Council Tax Band - A

# Location Is Everything

Saffron Lane itself is a well-established residential area on the south-west side of Leicester, popular for its excellent connectivity and access to open green space. A variety of local shops, supermarkets and leisure facilities are within easy reach, along with nearby parks and recreational grounds for walks and outdoor activities. The main ring road is also close by, providing straightforward access to Fosse Shopping Park and the wider motorway networks, making the location ideal for commuters. This property is well placed for popular local schooling as well as a range of day-to-day amenities in the thriving nearby villages of Blaby and South Wigston. Oadby is also close by, with regular bus services offering convenient links to and from Leicester City Centre.



# Inside Story

A fantastic opportunity to acquire this three-bedroom semi-detached family home, occupying a generous plot on Saffron Lane. Offered for sale with no upward chain, this property is ideal for families, first-time buyers, or those looking for a home with potential to extend, subject to local planning permissions.

The home comprises an entrance hallway with stairs rising to the first floor, a spacious living/dining room with a bay window providing plenty of natural light, and a kitchen fitted with a range of wall and base units, as well as plumbing for a washing machine, fridge and oven that offers functionality with scope for modernisation. The living/dining room leads you into the bright conservatory where French doors lead to the rear garden.

Upstairs, there are three bedrooms, two of them benefiting from built-in storage cupboards, and a shower room fitted with a walk in shower, hand basin and low-level WC.

Externally, the rear of the property features an enclosed garden with a lawned area, patio, and a greenhouse. To the front, there is a single-width driveway providing ample off-road parking and excellent potential for extending the property on the front garden, subject to necessary consents.

Early viewing is highly recommended to appreciate the plot size and potential this home has to offer.

