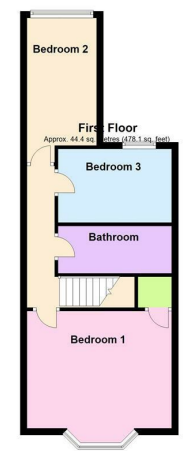
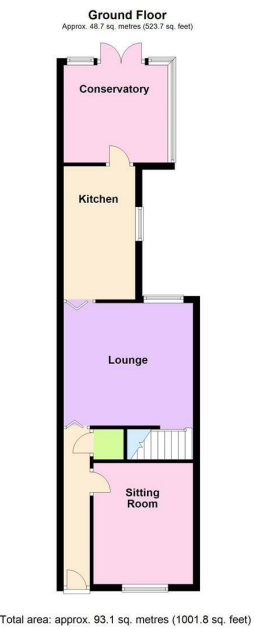


# FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Sitting Room**  
11'08 x 9'05 (3.56m x 2.87m)
- Lounge**  
11'11 x 12'07 (3.63m x 3.84m)
- Kitchen**  
12'08 x 6'10 (3.86m x 2.08m)
- Conservatory**  
9'06 x 10' (2.90m x 3.05m)
- Landing**
- Bedroom One**  
11'08 x 14'01 (3.56m x 4.29m)
- Bedroom Two**  
12'05 x 6'10 (3.78m x 2.08m)
- Bedroom Three**  
7' x 10'10 (2.13m x 3.30m)
- Bathroom**  
5' x 10'10 (1.52m x 3.30m)



**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.

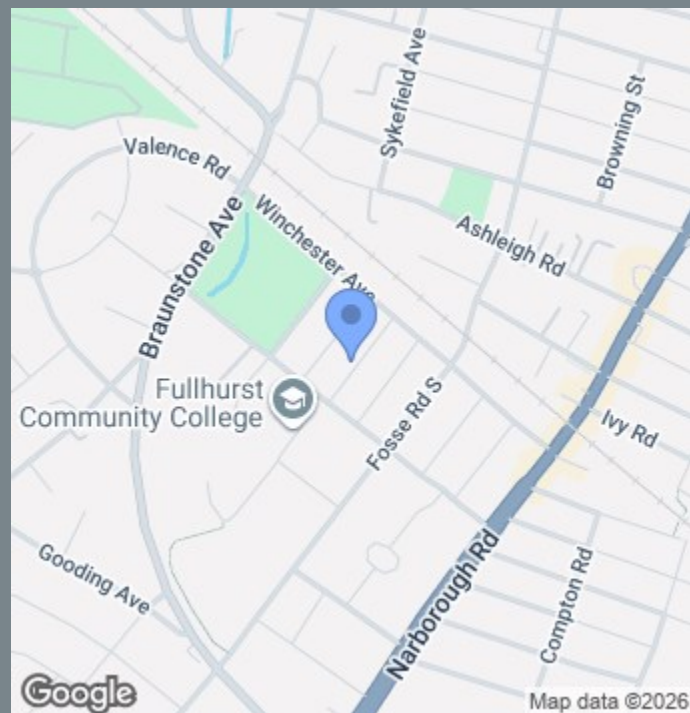
33 Nutfield Road, West End, Leicestershire, LE3 1AN  
**£219,950**

## OVERVIEW

- Stunning Home
- Popular Location
- Entrance Hall & Sitting Room
- Lounge & Kitchen
- Conservatory
- Three Bedrooms & Bathroom
- Re Wired 10 Years Ago
- Enclosed Rear Garden
- Council Tax Band - A
- EER Rating - C, Tenure - Freehold

## LOCATION LOCATION....

The property is situated in a mature residential area enjoying local shopping and recreational facilities. Both Braunstone Park and Westcotes Park are within walking distance whilst The Highcross Shopping Centre and Braunstone Gate with its popular bars and restaurants is just under 2 miles away. There is good access to the City centre, Hospitals, Universities and mainline Railway Station with services in all directions, including London St Pancras International. For the road commuter there is good access to the local ring road network including A47, A5460, A50 inner and outer ring roads and the M1 and M69 motorways are accessed at Jct 21, some 3.5 miles distant.



## THE INSIDE STORY

Welcome to this exquisite terraced home, a true gem nestled in a highly sought-after location that offers the perfect blend of convenience and charm. Situated close to an array of amenities and picturesque parks, this property is an ideal retreat for those seeking both comfort and connectivity. As you step inside, the entrance hall greets you with a sense of warmth and character, setting the stage for the delightful journey through this beautiful home. The living room, adorned with an engineered oak floor and a classic fireplace, is a haven of relaxation and elegance. It flows seamlessly into the lounge, where a cosy log burner adds a touch of rustic charm, further enhanced by the engineered oak floor that unifies the space. The heart of the home, the kitchen, is a masterpiece of design and functionality. Boasting shaker style units and solid oak worktops, it offers a harmonious blend of traditional aesthetics and modern convenience. The kitchen opens into the conservatory, a bright and airy space that serves as a dining room, complete with French doors that invite the outside in and lead into the garden. Upstairs, the three beautifully decorated bedrooms are a testament to the attention to detail that defines this home. Each room offers a serene retreat, with its own unique charm and a sense of tranquility. The family bathroom, featuring a white three-piece suite and a waterfall shower, provides a luxurious space for relaxation and rejuvenation. The cottage-style garden at the rear is a delightful surprise, offering a peaceful haven that's perfect for entertaining or enjoying quiet moments.

