13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall
12' x 7'05 (3.66m x 2.26m)

Lounge Diner
20' x 10'06 (6.10m x 3.20m)

Kitchen
7'05 x 10'04 (2.26m x 3.15m)

Store
7'01 x 3'03 (2.16m x 0.99m)

Side Storage
28'02 x 3'09 (8.59m x 1.14m)

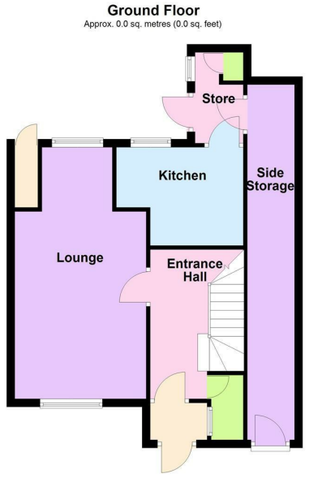
Landing

Bedroom One
10'01 x 11'07 (3.07m x 3.53m)

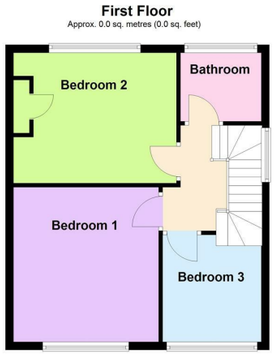
Bedroom Two
13'04 max x 9'08 (4.06m max x 2.95m)

Bedroom Three
8'11 x 7'05 (2.72m x 2.26m)

Bathroom
5'07 x 6'03 (1.70m x 1.91m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



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.

65 Valence Road, Braunstone, LE3 1AR

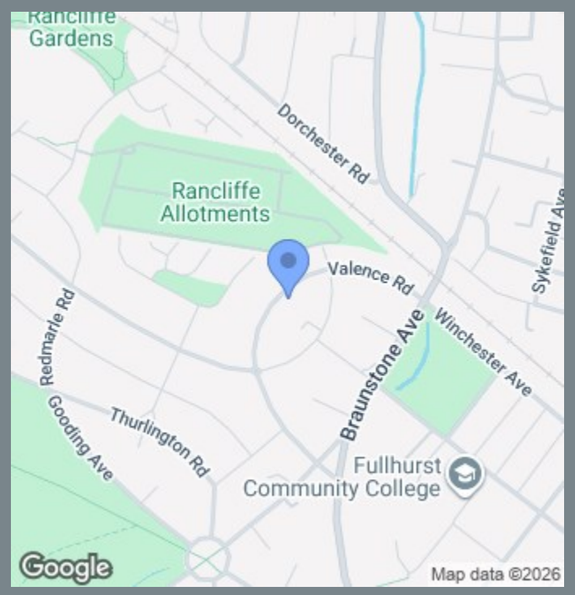
£240,000

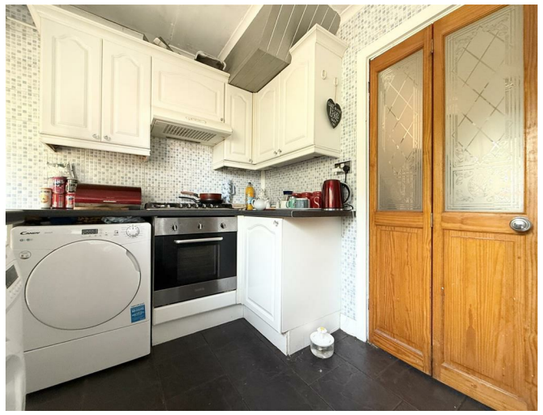
OVERVIEW

- Spacious Family Home
- Popular Location
- Porch & Entrance Hall
- Lounge Diner
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Essential
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Nestled in a welcoming pocket of Leicester, Valence Road enjoys a wonderfully green and connected lifestyle. Just a short stroll away lies Braunstone Park, a 168-acre oasis of meadows, woodland spinneys, meandering trails, lakes and formal gardens—a perfect retreat for family picnics, morning jogs, or peaceful countryside-style strolls right in the city. Nearby Franklin Park and Shakespeare Park offer additional leafy playground havens and nature areas, ideal for playful afternoons and quiet reflection. For families, a cluster of well-regarded primary schools—including Imperial Avenue Infants, Folville Junior and Dovelands—sit conveniently close, offering reassurance and ease. Daily essentials are just around the corner too, with handy local convenience stores a few minutes' walk away, and easy access to Nelson Road and Narborough Road leading to larger shopping hubs and supermarkets. Transport's a breeze from here—multiple bus stops pepper the area, while Leicester train station is a brief ride for swift links to the city centre and beyond.





THE INSIDE STORY

Tucked away in a sought-after & well-connected location, this beautifully presented semi-detached family home offers an inviting blend of space, comfort & charm—perfect for modern family living. A welcoming porch sets the tone, opening into an airy entrance hall with a handy storage cupboard, ideal for keeping everyday essentials neatly hidden. The generous lounge diner is the true heart of the home—bathed in natural light from windows at both the front & rear, with a striking feature fireplace adding a warm focal point. This versatile space offers plenty of room for both relaxing with family & friends and enjoying meals together, all in one stylish, open-plan setting. From here, the well-planned kitchen is just steps away—perfect for serving up family dinners or weekend brunches—with scope to add your own touch while still enjoying a practical layout. Upstairs, a spacious landing leads to three good-sized bedrooms, each offering comfort, versatility & room to grow, alongside a family bathroom ready for both the busy morning routine & a long, indulgent soak. Outside, a driveway to the front provides convenient off-road parking, complemented by a covered side storage area ideal for bikes, tools or garden equipment. To the rear, the extensive garden is a true outdoor sanctuary—featuring a beautifully kept lawn, colourful borders & a raised decked area, perfect for alfresco dining, summer gatherings or simply unwinding in the sunshine. Whether you're hosting a celebration, watching children play or enjoying a peaceful evening under the stars, this wonderful home offers the perfect setting to make lasting memories.