

## FLOOR PLAN

### DIMENSIONS

#### Porch

4'06 x 6'10 (1.37m x 2.08m)

#### Entrance Hall

11'02 x 5'11 (3.40m x 1.80m)

#### Lounge Diner

26'05 x 10'11 max (8.05m x 3.33m max)

#### Kitchen

10'10 x 8'02 (3.30m x 2.49m)

#### Landing

#### Bedroom One

14'02 x 9'11 (4.32m x 3.02m)

#### Bedroom Two

12'05 x 11' (3.78m x 3.35m)

#### Bedroom Three

7'11 x 7'05 (2.41m x 2.26m)

#### Bathroom

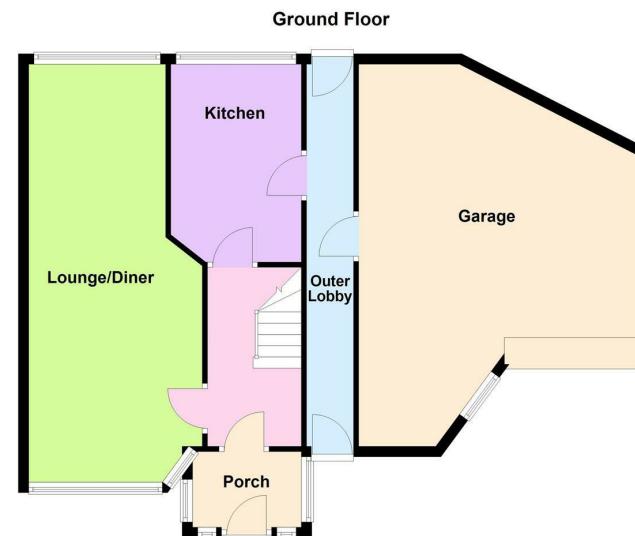
7'06 x 5'11 (2.29m x 1.80m)

#### Outer Lobby

23'06 x 2'09 (7.16m x 0.84m)

#### Garage

24'07 x 17'10 max (7.49m x 5.44m max)



**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: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@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.

203 Kingsway, Braunstone Town, LE3 2PP

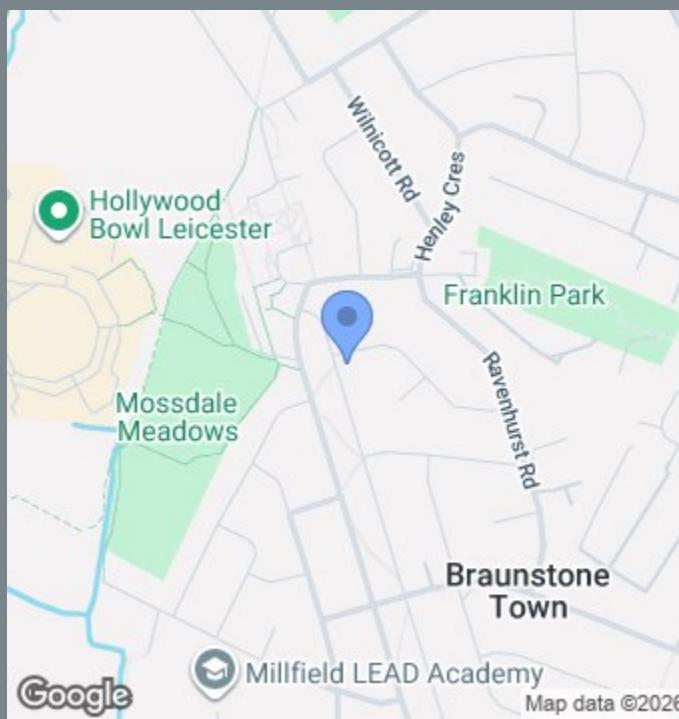
Offers Over £250,000

# OVERVIEW

- Family Home On Great Plot
- One Owner From New
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms & Bathroom
- Driveway & Extended Garage
- Low Maintenance Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - B

## LOCATION LOCATION....

Kingsway is set within a friendly and well-established residential area of Braunstone Town, making it an ideal location for families. The area offers a strong sense of community along with a good range of local shops, supermarkets and everyday amenities close by, while the popular Fosse Park Retail Centre is just a short distance away, providing a wide selection of high-street stores, restaurants and leisure facilities. Families are well catered for with several well-regarded primary and secondary schools nearby, as well as excellent access to green spaces and parks, including Braunstone Park, which is perfect for children, dog walking and outdoor activities. The area also benefits from excellent transport links, with regular bus services and convenient access to major road routes such as the A47, A563 and M1, making commuting and school runs straightforward. Overall, Kingsway offers a comfortable, convenient and welcoming setting for family life.



## THE INSIDE STORY

Situated on a generous corner plot in a truly fabulous location, this attractive family home offers spacious, flexible accommodation and the added benefit of no onward chain, making it an ideal move for buyers seeking a smooth and straightforward purchase. The property is approached via a private driveway providing off-road parking, complemented by a front garden and access to the porch. Step inside through the porch into the welcoming entrance hall, which sets the tone for the warm and inviting spaces beyond. The heart of the home is the lounge diner, a wonderfully versatile room ideal for both everyday family living and entertaining. The lounge area features a characterful fireplace and a window to the front, creating a cosy spot to unwind. The dining area provides ample room for a table and chairs, perfect for family meals and gatherings, and benefits from a hatch through to the kitchen, enhancing the sociable flow of the layout. A window here enjoys views over the rear garden, filling the room with natural light. The kitchen is fitted with a range of wall and base units and includes a stainless steel sink drainer with mixer tap, plumbing for a dishwasher, and a handy breakfast bar – ideal for informal dining, morning coffee, or day-to-day family life. An outer lobby leads through to the extended garage, which features an electric door and a useful utility area, offering excellent storage and practicality. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family use, guests, or working from home, along with a family bathroom. Outside, the rear garden provides a lovely outdoor retreat with a lawn and patio area, perfect for outdoor dining, relaxing, or children's play. The corner plot position adds a sense of space and privacy, rounding off the appeal of this superb home.

