13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall
10'98 x 3'15 (3.05m x 0.91m)

Lounge
11'90 x 6'94 (3.35m x 1.83m)

Dining Room
12'08 x 10'6 (3.86m x 3.20m)

Fitted Galley Kitchen
5'64 x 12'08 (1.52m x 3.86m)

Downstairs Bathroom
7'21 x 5'29 (2.13m x 1.52m)

Bedroom One
12'2 x 11'2 (3.71m x 3.40m)

Bedroom Two
11'80 x 9'29 (3.35m x 2.74m)

Bedroom Three
8'22 x 6'55 (2.44m x 1.83m)

Shower Room
6'87 x 3'44 (1.83m x 0.91m)

Ground Floor

First Floor

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.

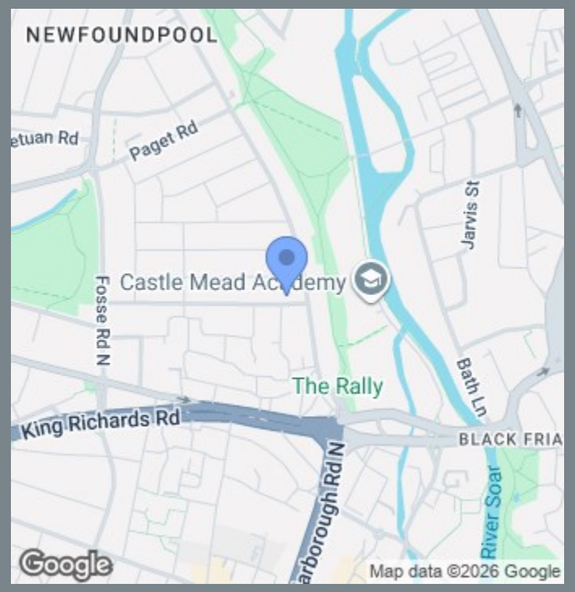
7 Bosworth Street, Leicester, LE3 5RB

Offers Over £190,000

OVERVIEW

- Renovated Terraced Property - NO CHAIN
- Lounge
- Downstairs Storage Under The Stairs
- Dining Room
- Moden Fitted Galley Style Kitchen
- Downstairs Bathroom
- Three Bedrooms
- Shower Room
- Enclosed Rear Garden
- Freehold, Council Tax Band A, EER Rating C

LOCATION LOCATION....



THE INSIDE STORY

Nestled in the vibrant area of Bosworth Street, Leicester, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers or someone looking to invest. Having been fully renovated throughout it is perfect for anyone wanting a home to move straight into.

As you enter, you will appreciate the thoughtful layout that maximises both space and functionality. The living areas are inviting and provide a warm atmosphere, perfect for relaxation or entertaining. The lounge is to the front a lovely light and airy room. The dining room is a good size with a door into the stylish fitted kitchen. A great addition is the bathroom, complimenting the accommodation downstairs. The property also features useful understairs storage, ensuring that your home remains tidy and organised.

To the first floor are three good size bedrooms and a shower room.

The rear courtyard garden offers outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family. The garden offers a peaceful retreat from the hustle and bustle of daily life, allowing you to unwind in a serene environment.

Located in a lively neighbourhood, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility.

In summary, this terraced house on Bosworth Street presents a wonderful opportunity for anyone looking to settle in Leicester. With its three bedrooms, courtyard garden, and practical storage solutions, it is a home that truly caters to modern living.