

FLOOR PLAN

DIMENSIONS

Hall
3' x 5'7 (0.91m x 1.70m)

Lounge
12'2 x 16'10 (3.71m x 5.13m)

Dining Kitchen
11' x 16'10 (3.35m x 5.13m)

Utility Room
8'3 x 7'5 (2.51m x 2.26m)

Downstairs Cloakroom
2'8 x 5'7 (0.81m x 1.70m)

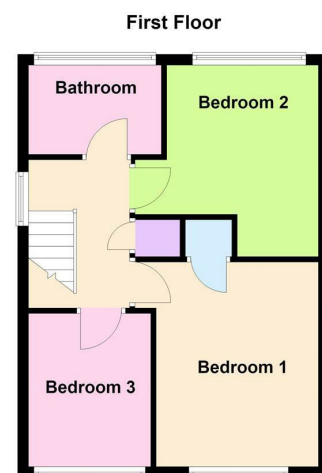
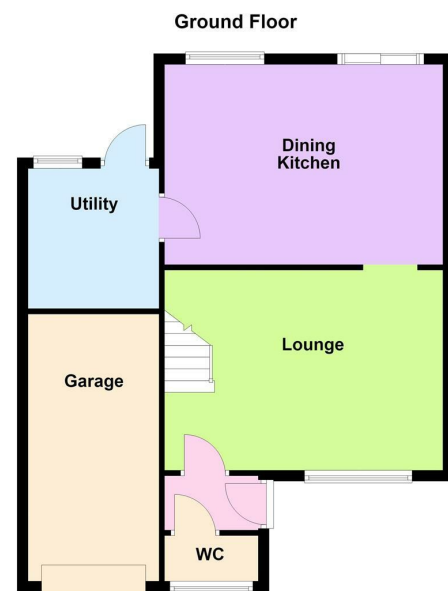
Landing

Bedroom One
11'6 x 9'9 (3.51m x 2.97m)

Bedroom Two
11'4 x 8'6 (3.45m x 2.59m)

Bedroom Three
8'9 x 6'10 (2.67m x 2.08m)

Bathroom
5'3 x 8'1 (1.60m x 2.46m)



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: 0116286 9700 • Email: sales@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.

15 Hayes End, Desford, Leicester, LE9 9FX

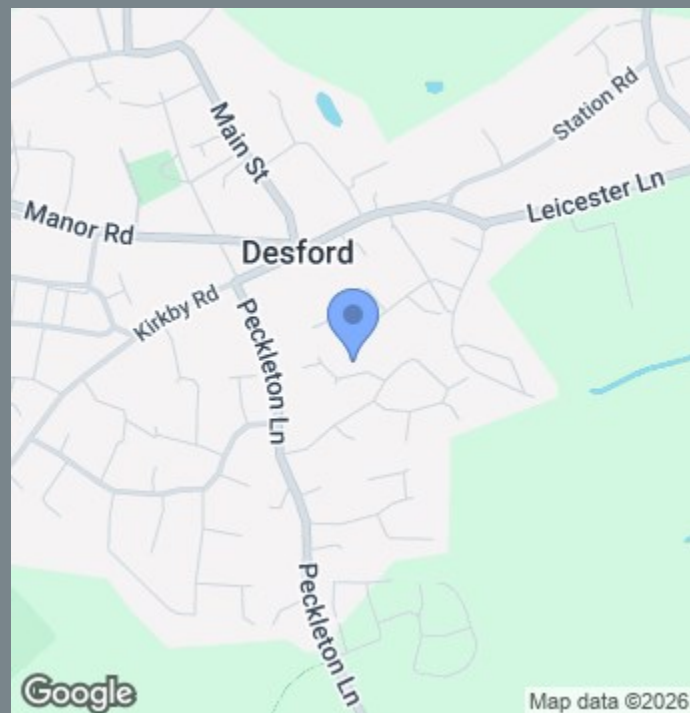
£325,000

OVERVIEW

- Fabulous Detached Family Home
- Cul De Sac & Village Location
- Chain Free
- Spacious Lounge
- Beautiful Dining Kitchen
- Utility & Downstairs Cloakroom
- Three Bedrooms & Modern Bathroom
- Cobblecrete Driveway & Garage
- Lovely Rear Garden
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Hayes End enjoys a peaceful position within the charming village of Desford, one of west Leicestershire's most sought-after communities. Rich in history and renowned for its welcoming village atmosphere, Desford offers the perfect balance of rural charm and modern convenience. The village centre is home to a great selection of independent shops, cafés, traditional pubs, a Co-op supermarket and everyday amenities, creating a thriving hub for residents. Families are particularly well catered for, with the highly regarded Bosworth Academy and Desford Community Primary School both close by, alongside a variety of sports clubs, community groups and recreational facilities. Residents can enjoy beautiful countryside walks, nearby parks and open green spaces, while the village's active community hosts regular events throughout the year, adding to its friendly appeal. Despite its peaceful setting, Desford is exceptionally well connected, with easy access to Leicester, Hinckley, the M1, M69 and surrounding road networks, making it ideal for commuters.



THE INSIDE STORY

Offered to the market with no onward chain, this lovely detached family home enjoys a peaceful cul-de-sac position within a sought-after village, offering beautifully proportioned accommodation, versatile living space & a wonderful garden for the whole family to enjoy. The welcoming hallway leads through to a spacious lounge, where a large front-facing window fills the room with natural light, creating a warm & inviting space to relax with family or entertain guests. To the rear, the beautiful dining kitchen truly forms the heart of the home. Fitted with an excellent range of cabinets complemented by contrasting worktops, it offers ample storage & preparation space for busy family life. The dining area provides plenty of room for a table & chairs, making it the perfect setting for everyday meals, celebrations & entertaining. Patio doors open directly onto the garden, creating a seamless connection between indoor & outdoor living. A separate utility room adds excellent practicality & could easily double as a home office, hobby room, or study, depending on your needs. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable accommodation for family members, guests, or those needing additional workspace. The modern family bathroom is beautifully presented, providing a stylish & relaxing space for everyday living. Externally, the property continues to impress with a cobblecrete driveway providing ample off-road parking, together with a garage offering further storage or secure parking. The rear garden has been thoughtfully designed with a patio ideal for outdoor dining, a generous lawn for children to play, & a delightful hidden seating area tucked away at the top of the garden—creating a peaceful spot to enjoy a morning coffee, read a book, or unwind at the end of the day.

