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

**Hall**

**Lounge**
12'2 x 11'10 (3.71m x 3.61m)

**Dining Kitchen**
12'2 x 10'10 (3.71m x 3.30m)

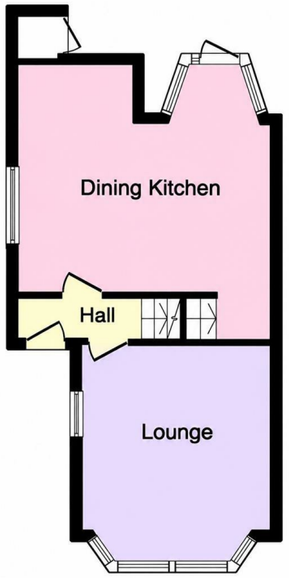
**Landing**

**Bedroom One**
11'10 x 9'2 (3.61m x 2.79m)

**Bedroom Two**
7'7 x 7'3 (2.31m x 2.21m)

**Bedroom Three**
7'10 x 7'3 (2.39m x 2.21m)

**Bathroom**









**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.

2 Belton Road, Braunstone Town, LE3 2GD

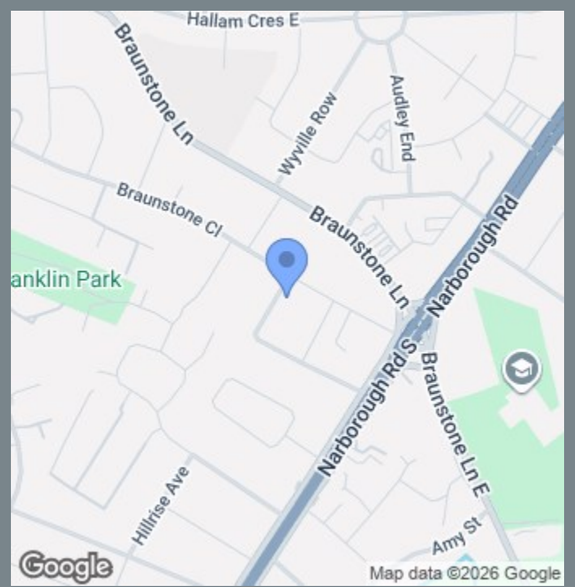
£220,000

# OVERVIEW

- Semi Detached Home
- Fabulous Location
- Ideal First Time Buy
- Hall & Spacious Lounge
- Beautiful Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Extensive Garden
- Viewing Is A Must
- EER - D, Freehold, Tax - B

# LOCATION LOCATION....

Belton Road enjoys a lovely position within the popular & well-established community of Braunstone Town, offering an excellent combination of everyday convenience, green open spaces & fantastic transport connections. The area benefits from a variety of local shops, convenience stores, cafés & takeaways, whilst the nearby Fosse Park shopping centre offers an extensive selection of high street retailers, supermarkets & restaurants, with Meridian Leisure Park providing further dining & entertainment opportunities. Families are well catered for with nearby Ravenhurst Primary School, Caldecote Community Primary School & The Winstanley School, whilst Braunstone Civic Centre & Community Library offer a wonderful range of activities, events & facilities for residents of all ages. For those who enjoy the outdoors, Mossdale Meadows, Franklin Park & the beautiful Braunstone Park provide lovely opportunities for leisurely walks, family picnics, children's play & outdoor recreation. Commuters will appreciate the excellent road connections via Narborough Road, the A563, M1 & M69 motorway networks, together with regular bus services into Leicester city centre & surrounding areas. With its welcoming community atmosphere, excellent amenities & convenient location, Belton Road offers a wonderful setting for families, first-time buyers & professionals alike.












## THE INSIDE STORY

*If you are looking to take that exciting first step onto the property ladder, then this lovely three bedroom home on Belton Road could be just what you have been searching for! Offering a wonderful opportunity for first time buyers to create a place to call their very own, this delightful property has plenty to offer, with a welcoming feel, a fabulous dining kitchen & an amazing rear garden that really does steal the show! To the front, a driveway provides handy off road parking, whilst stepping inside you will find a lovely lounge, the perfect place to put your feet up after a busy day, enjoy cosy evenings in front of the television or invite friends round for a catch up. To the rear, the dining kitchen really is the heart of the home, fitted with a range of attractive Shaker style wall & base units complemented by beautiful solid wood worktops, bringing warmth & character to this lovely space. With room for a dining table & chairs, this is somewhere you can enjoy everything from a quick breakfast before work to relaxed evening meals or entertaining friends at the weekend. Doors opening onto the rear garden make this a wonderful space during the warmer months, allowing you to enjoy the outside as an extension of your home. Upstairs, the main bedroom offers a comfortable space to relax & unwind at the end of the day, whilst the two smaller bedrooms provide that all-important flexibility, whether you need a nursery, a dressing room, a cosy guest bedroom or perhaps a dedicated home office for those working from home. A modern family bathroom completes the first floor accommodation. Outside is where this property really comes into its own, with a fantastic, extensive rear garden offering so much space to enjoy! Featuring two decked seating areas, thoughtfully positioned to make the most of the sunshine as it moves around the garden throughout the day, there is always somewhere lovely to sit back & relax.*







