

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

Entrance Porch

Entrance Hall

Living Dining Room

11' max x 27'10 max

Conservatory

9'09 x 8'03

Kitchen

9'02 x 10'10

First Floor Landing

Bedroom One

12'03 x 11'

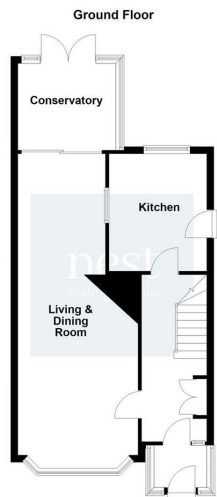
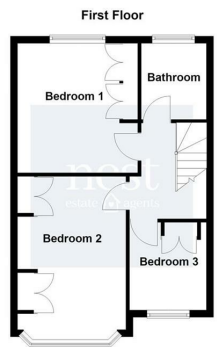
Bedroom Two

13'11 x 10'

Bedroom Three

6'11 x 8'01

Family 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 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Edenhurst Avenue, Leicester LE3 2PA

£235,000

The Story Begins

- Much-loved three-bedroom semi-detached family home in popular Braunstone Town.
- Set in a cul-de-sac position.
- Spacious living and dining room, ideal for family life and entertaining
- Conservatory overlooking the garden, bringing the outdoors in.
- Fitted kitchen with wall and base units, built-in oven and side access
- Three bedrooms and a family bathroom on the first floor.
- Family bathroom with a three piece suite.
- Off-road parking, a garage within the rear garden and plenty of outdoor space.
- No upwards Chain
- Freehold Council Tax B Blaby District - EPC to be confirmed

Location Is Everything

Braunstone Town is a popular residential area on the western side of Leicester, offering a welcoming community and a good range of everyday amenities. Local shops, schools, parks and leisure facilities are available nearby, while the city centre and Fosse Park shopping and leisure destination are also within convenient reach. The area benefits from road links connecting to Leicester and the wider motorway network, making it a practical choice for commuters and families alike.

Location Location - This three-bedroom semi-detached home is set in a cul-de-sac. With scope to modernise and personalise, it presents an appealing opportunity for buyers looking to settle in this well-established neighbourhood.



Inside Story

A Much-Loved Family Home, situated in cul-de-sac position in the popular Braunstone Town. This three-bedroom semi-detached home offers an abundance of space, wonderful potential and the perfect opportunity for someone to make it their own. A home that has clearly been loved and enjoyed over the years, it is now ready for its next chapter and a new family to create their own memories.

Whilst the property would benefit from modernisation, it is a lovely home. Step inside and you'll find an entrance porch, leading in to the hall with stairs leading to the first floor and doors leading into the living and dining room, offering plenty of room for family life and entertaining. The conservatory looks over the garden bringing outside in. A fitted kitchen with a range of wall and base units, built in oven, sink with drainer with work surfaces around. A door leads to the side access and this completes the ground floor.

Upstairs, there are three bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Outside, there's even more to love, with off-road parking, a garage situated within the rear garden and plenty of outdoor space for those with green fingers, children to play or simply enjoying the sunshine.

Sara at nest says "What makes this home so special is the opportunity it presents. With generous living accommodation, a cul-de-sac setting and so much scope to add your own personality, a little imagination could transform this much-loved property into something truly wonderful"

A home filled with memories, offering space, potential and the chance to create something really special.

