

FLOOR PLAN

DIMENSIONS

Entrance Hall

Sitting Room

9'11 x 9'04 (3.02m x 2.84m)

Downstairs WC

Dining Room

10'02 x 6'02 (3.10m x 1.88m)

Living Room

15 x 10'07 (4.57m x 3.23m)

Kitchen Diner

18'01 max x 9'04 (5.51m max x 2.84m)

Bedroom One

19'09 x 10 (6.02m x 3.05m)

Bedroom Two

12 x 10'02 (3.66m x 3.10m)

Bedroom Three

11'04 x 11'11 (3.45m x 3.63m)

Bedroom Four

9'05 x 6'11 (2.87m x 2.11m)

Family Bathroom

Garage

16'07 x 8 (5.05m x 2.44m)



Total area: approx. 145.2 sq. metres



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.

13 Heathcott Road, Leicester, LE2 6LL

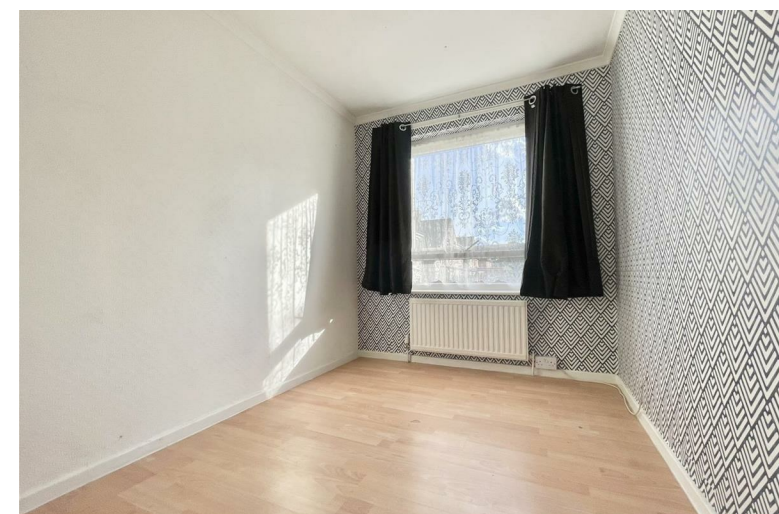
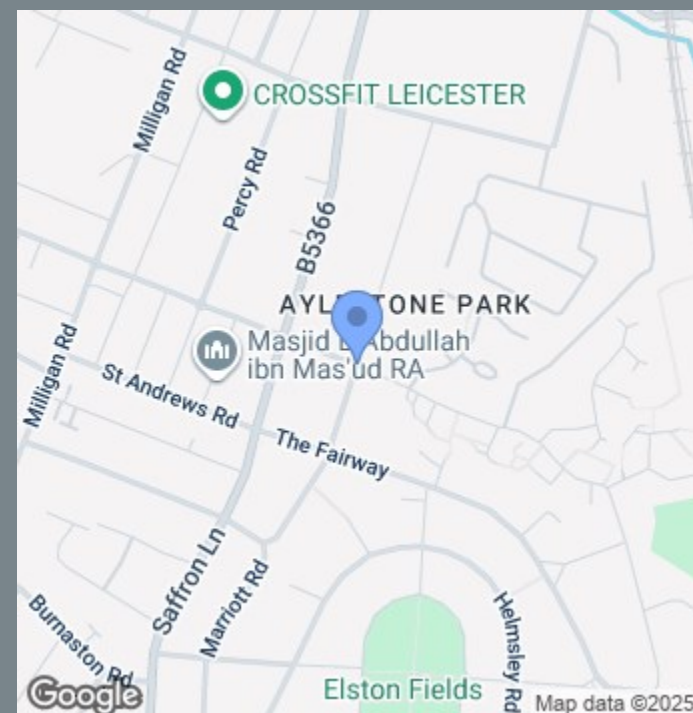
£280,000

OVERVIEW

- Four Bedroom Family Home
- Heavily Extended
- Large Kitchen Diner
- Very Ample Drive & Garage
- Open Plan Lounge & Dining Room
- Lovely Rear Sunny Garden
- Early Viewings Highly Advised
- Council Tax Band - A
- Freehold Property
- EPC - C

LOCATION LOCATION....

Heathcote Road, located in the LE2 area of Leicester, is a well-established residential location that offers excellent convenience and connectivity. The area benefits from a wide range of local amenities including supermarkets, schools, healthcare facilities and leisure options, making it a practical choice for families and professionals alike. It is well served by regular bus routes and has easy access to the city centre, as well as major road links such as the M1 and A563 ring road. Nearby green spaces and recreational areas provide opportunities for outdoor activities, while the surrounding neighbourhoods offer a good selection of shops, cafés and community facilities. With its blend of accessibility and everyday conveniences, Heathcote Road continues to be a popular and desirable part of Leicester to call home.



THE INSIDE STORY

This unique and heavily extended four-bedroom home on Heathcote Road offers an impressive amount of living space, perfect for a growing family. From the moment you step inside, the entrance hall sets the tone for the generous proportions throughout. To the front, there is a versatile sitting room or second lounge with patio doors opening out to the garden, alongside a convenient downstairs WC.

The heart of the home is the open-plan lounge and dining area, a superb space for family life with room for a large dining table and comfortable seating. In addition, the property boasts a spacious kitchen diner, well designed with ample storage, generous worktop space and plenty of room for another dining table, making it ideal for both everyday meals and entertaining.

Upstairs, all of the bedrooms are well proportioned. The main bedroom is particularly impressive with dual aspect windows and excellent space, while bedrooms two and three are both good-sized doubles. The fourth bedroom is a smaller double, offering flexibility for use as a bedroom, home office or nursery.

Outside, the property continues to impress. The rear garden is a lovely, secure space with a slabbed patio, well-kept lawn and an array of mature plants, making it both practical and inviting. To the front, the property stands out with a substantial driveway providing extensive off-road parking, alongside a garage.

With its exceptional size, versatile layout and sought-after location, this property is certain to attract high levels of interest and early viewing is strongly recommended.