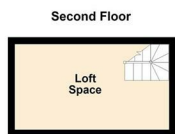


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hallway**
- Living Room**
11'9 x 10'4
- Dining Room**
11'9 x 10'4
- Kitchen**
17'7 x 6'6 max
- First Floor Landing**
- Bedroom One**
13'4 max x 9'6
- Bedroom Two**
10'4 x 6'7
- Bedroom Three**
8 x 6'4
- Bathroom**
5'8 x 5'4
- Loft Space**



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
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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.

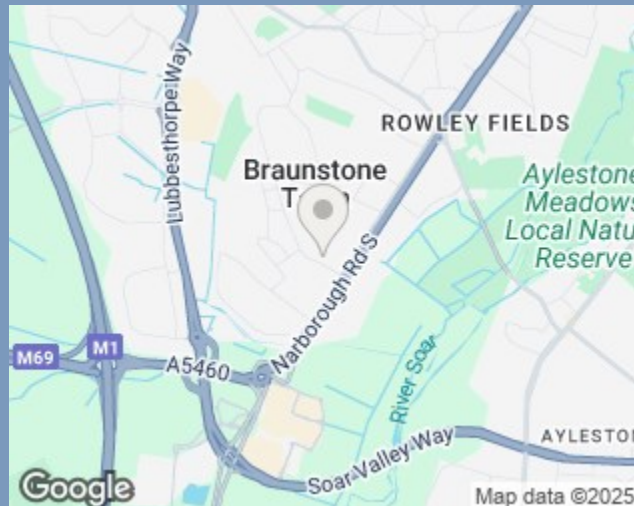
Kingsway, Leicester LE3 2JN
Offers Over £230,000

The Story Begins

- Traditional Semi Detached Family Home
- Generous Rear Garden
- Driveway To The Front
- Entrance Hallway & Living Room
- Dining Room & Kitchen
- First Floor Landing & Bathroom
- Three Bedrooms & Loft Space
- EPC - D
- Council Tax Band B
- Freehold

Location Is Everything

Braunstone Town is well known for its convenient location, with good commuter routes into the city centre, motorway connections and Fosse Park Shopping Centre right on its doorstep. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs , Millfield Community School, Ravenhurst Primary School and Winstanley Community College.



Inside Story

Positioned within the sought-after Kingsway area of Braunstone Town, this charming 1932 semi-detached property is presented to the market. Boasting 904 sq ft, this property is a delightful family home waiting to be embraced.

As you step into the entrance hallway, you are greeted by a wooden floor and a staircase with storage cupboard underneath. A warm and inviting living room can be found to the front aspect, benefiting from a bay window and an electric fireplace.

The dining room is perfect for entertaining guests or simply relaxing with your loved ones. The kitchen, complete with cream wall and base units, sink drainer, worksurface, integrated oven and hob and space for appliances.

Venture upstairs to find a first-floor landing leading that has a handy cupboard for storage and a staircase leading the loft space. There are three cosy bedrooms, offering a peaceful retreat at the end of a long day. The generous garden, featuring a lovely patio, steps down to a lawn area and a convenient garden shed, provides ample space for outdoor activities and al fresco dining. Additionally, the driveway at the front of the home ensures parking is never a hassle.

With the potential for extension, subject to planning consent, this property offers a unique opportunity to tailor the space to your specific needs and desires. The convenient location adds to the appeal, making everyday living a breeze with amenities and transport links within easy reach.

Don't miss out on the chance to make this traditional semi-detached house your own.

