

FLOOR PLAN

DIMENSIONS

Lounge/Kitchen
26'2 x 12 (7.98m x 3.66m)

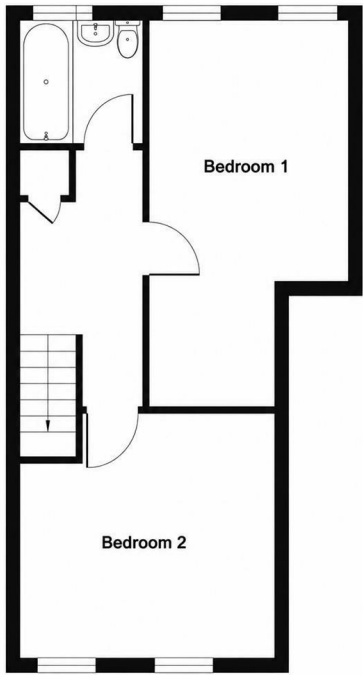
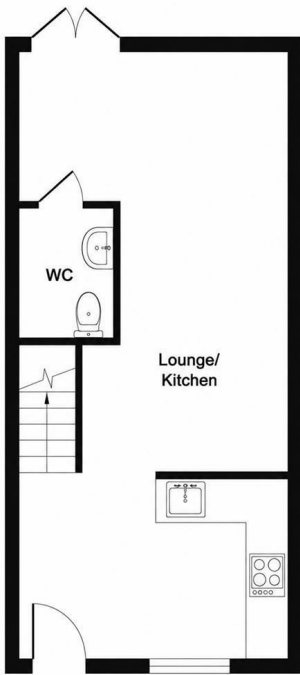
Downstairs Cloakroom

Landing

Bedroom One
11'11 x 9'6 (3.63m x 2.90m)

Bedroom Two
10'2 x 12' (3.10m x 3.66m)

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.

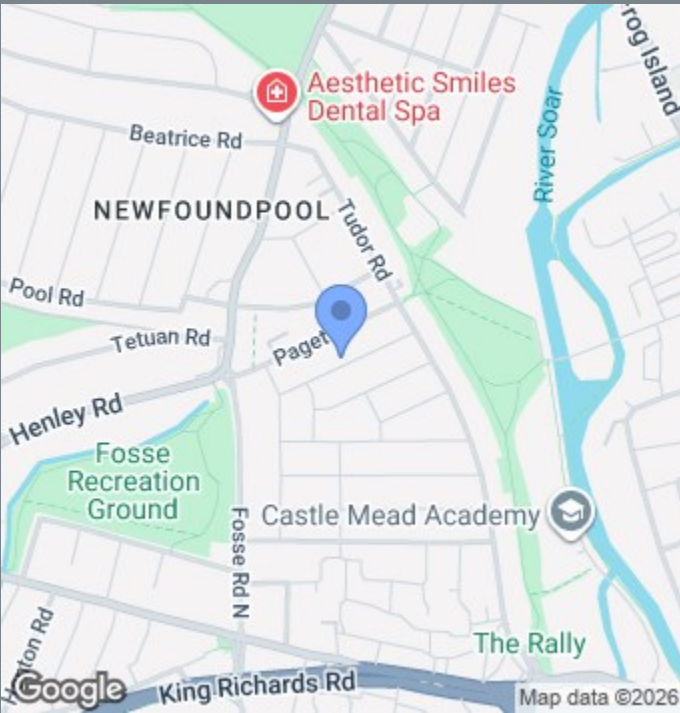
31 Nugent Street, Leicester, LE3 5HH
£240,000

OVERVIEW

- Terraced Home
- Great Location
- Open Plan Lounge/Dining/Kitchen
- Downstairs Cloakroom
- Two Double Bedrooms
- Bathroom
- Garden
- Viewing Is Essential
- EER - C , Freehold
- Council Tax Band - A

LOCATION LOCATION....

Nugent Street enjoys a wonderfully convenient position within the popular Newfoundpool area, perfectly placed for those wanting a real community feel while remaining incredibly close to Leicester city centre. Everyday essentials are right on the doorstep, with nearby Fosse Road North offering supermarkets including Lidl & Tesco Express, alongside independent shops, cafés, takeaways & useful local services. Families are particularly well catered for with a choice of schools close by, including Fosse Mead Primary Academy, Slater Primary School, Castle Mead Academy & Brook Mead Academy, together with nurseries & community facilities. For those who enjoy getting outdoors, nearby parks, the River Soar & Leicester's riverside walking and cycling routes provide plenty of opportunities to escape the hustle & bustle, while Abbey Park is also within easy reach for family days out & leisurely walks. The location really comes into its own for commuters, with regular bus services along Fosse Road North, easy routes into the city centre & Leicester railway station around 1.2 miles away, providing connections further afield. With the city centre, Highcross, local schooling & everyday amenities all so accessible, Nugent Street offers a fantastic blend of convenience, community & city living.



THE INSIDE STORY

Situated in a great location, this lovely terraced home offers bright & well-proportioned accommodation with a modern open-plan layout, making it an ideal choice for first-time buyers, couples, small families, or those looking for an easy-to-manage home. The open-plan ground floor creates a wonderfully sociable space where everyday living, dining & entertaining can flow effortlessly together. The lounge area provides plenty of room for comfortable seating, making it the perfect place to relax at the end of the day, catch up with friends, or enjoy cosy evenings at home. Flowing through to the dining kitchen, there is space to gather around the table for everything from quick weekday meals to leisurely weekend dinners. The kitchen provides a practical area for cooking & preparation, while the open design means whoever is cooking can still be part of the conversation. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the landing leads to two generous double bedrooms, both offering comfortable proportions with plenty of room for bedroom furniture. The second bedroom provides excellent flexibility & could be equally suited to guests, a dressing room, hobby space, or home office depending on individual needs. The family bathroom completes the first floor & provides a practical space for everyday routines. Outside, the low-maintenance rear garden is designed to be enjoyed without demanding endless upkeep, making it ideal for outdoor dining, entertaining friends, enjoying a morning coffee, or simply relaxing in the sunshine. A lovely home combining spacious double bedrooms, sociable open-plan living & an easy-to-maintain garden, all within a convenient & sought-after location.

