

Room Sizes

Entrance Hall

Living Room

12'08 x 15'03

Kitchen

15'03 x 9'02

Conservatory

10'06 x 9'08

WC

Bedroom One

10'11 max x 10'04

Bedroom Two

8'07 x 7'09

Bedroom Three

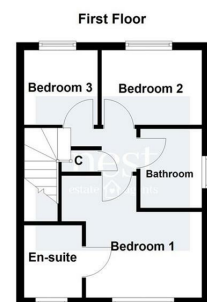
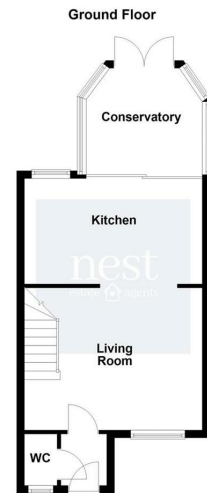
6'08 x 6'07

Bathroom

5'10 x 6'02

En-Suite

4'10 x 6'03



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?

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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.

May Close, Leicester LE3 1PZ

£250,000

The Story Begins

- Beautiful Semi-Detached Home
- Entrance Hallway
- Open Living Room
- Fitted Kitchen
- Conservatory
- Downstairs WC
- Three Bedrooms
- En-Suite Shower Room & Family Bathroom
- Enclosed Garden & Off Road Parking
- Freehold EPC - C Council Tax Band - B

Location Is Everything

May Close is a residential cul-de-sac situated within the Braunstone Park & Rowley Fields area of Leicester, offering a well-established community setting. Residents benefit from excellent local amenities, including nearby shops, supermarkets and schooling options, as well as easy access to green open spaces such as Braunstone Park, which provides ideal outdoor space for leisure, walking and recreation. The location also offers good transport links, with straightforward access to major road networks including the M1 and M69, making it well-suited for commuters.

In addition, Leicester city centre is just a short distance away, offering a wide range of retail, dining and leisure facilities, along with a mainline railway station providing links to London and beyond. Overall, May Close combines the benefits of a quiet residential position with excellent connectivity and everyday convenience.



Inside Story

This beautifully presented semi-detached home has been lovingly maintained by its current owners and is ready to welcome its next chapter. With a modern feel throughout and a layout designed for everyday comfort, it's easy to see why this home will appeal to a wide range of buyers.

Step inside to a stylish entrance hallway, offering a welcoming first impression and convenient access to a downstairs WC. The bright, generously proportioned living room provides a comfortable space for relaxing and entertaining, flowing effortlessly into the breakfast kitchen, ideal for family life.

The breakfast kitchen is fitted with a contemporary range of wall and base units, with a fitted oven, grill, and microwave as well as an induction hob. Plumbing is also in place for a dishwasher and washing machine, making day-to-day living simple and efficient. From here, sliding doors lead into a light-filled conservatory, currently used as a dining space—creating a perfect spot for meals, gatherings, and easy indoor-outdoor living.

Upstairs, there are three well-sized bedrooms. The primary bedroom features its own shower room en suite, along with space for wardrobes. A modern family bathroom serves the remaining bedrooms and includes a bath, WC, and washbasin.

Externally, the low-maintenance rear garden is a true highlight, laid with brick paving and complemented by a raised seating area, perfect for alfresco dining, entertaining, or simply relaxing outdoors. To the front, the property benefits from off-road parking and access to a detached wooden garage. We highly recommend an early viewing to fully appreciate the space, presentation, and lifestyle this home has to offer.

