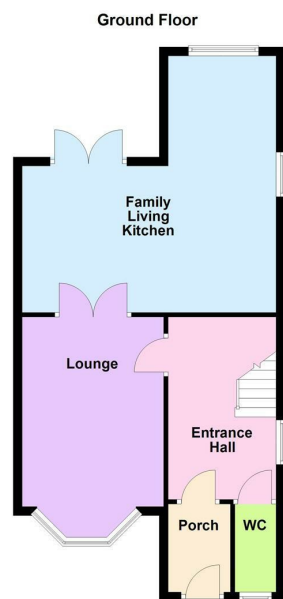


FLOOR PLAN

DIMENSIONS

- Porch**
6'05 x 4'04 (1.96m x 1.32m)
- Entrance Hall**
13'05 x 7'01 (4.09m x 2.16m)
- Lounge**
16'02 x 10'05 (4.93m x 3.18m)
- Family Living Kitchen**
18'07 x 17'11 max (5.66m x 5.46m max)
- Downstairs Cloakroom**
6'05 x 2'11 (1.96m x 0.89m)
- Landing**
- Bedroom One**
12'07 x 11 (3.84m x 3.35m)
- Bedroom Two**
13'06 x 9'10 (4.11m x 3.00m)
- Bedroom Three**
7'08 x 8' (2.34m x 2.44m)
- Bathroom**
6'10 x 6'10 (2.08m x 2.08m)



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.

576 Saffron Lane, Leicester, LE2 6SE

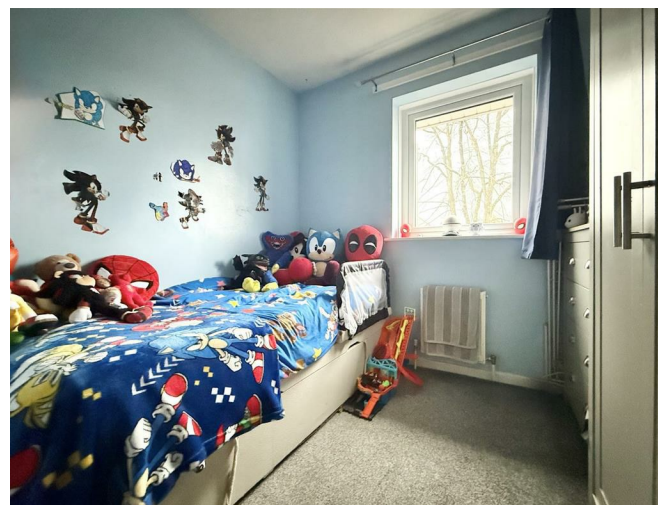
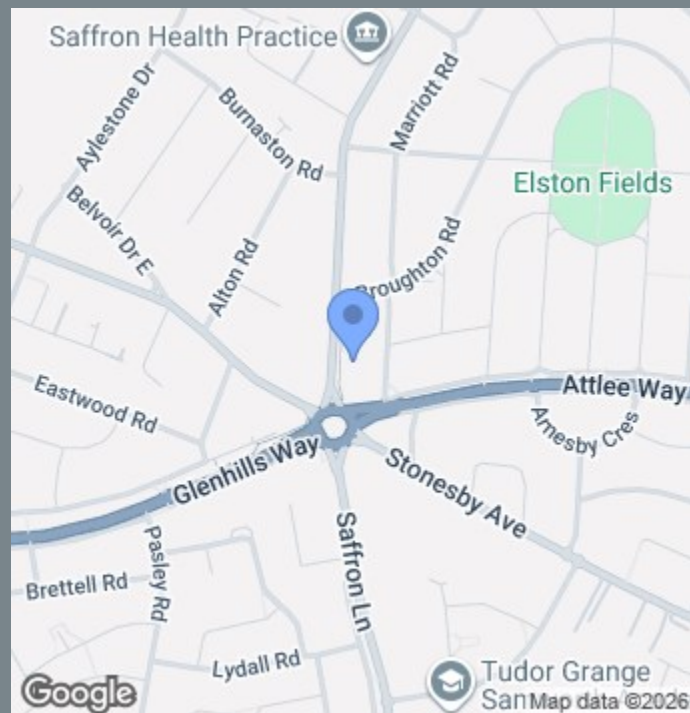
£260,000

OVERVIEW

- Spacious Family Home
- Fabulous Location
- Porch & Entrance Hall
- Lounge & Downstairs Cloakroom
- Stunning Family Living Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Saffron Lane is a well-established and convenient location offering a strong sense of community and easy access to a wide range of local amenities. Families are well served by nearby schools including Knighton Fields Primary, Glenhills Primary and Sir Jonathan North College and Lancaster Academy, making the area appealing for a range of ages. Green space is a real highlight, with Aylestone recreation ground close by, providing open green areas, play facilities and space for walking, relaxing and enjoying the outdoors. Everyday shopping is simple, with local shops, supermarkets, cafés and takeaways along Saffron Lane itself, while Leicester city centre is only a short distance away for a wider choice of retail, dining and entertainment. Transport links are excellent, with frequent bus services into the city, good access to the ring road, and convenient connections to the M1 and M69 for commuters. Known for its diverse, friendly neighbourhood and practical location, Saffron Lane offers comfortable living with everything close at hand.



THE INSIDE STORY

This lovely semi-detached home is set in a fabulous location & offers beautifully balanced living space, full of warmth, style & character. A welcoming porch leads into the entrance hall, setting the tone for what lies beyond. The lounge is a cosy yet elegant retreat, featuring a charming bay window to the front that fills the room with natural light & a feature fireplace that creates a wonderful focal point for relaxing evenings or quiet weekends at home. The true heart of this home is the stunning, newly fitted family living kitchen, designed with both style & everyday life in mind. Finished with classic shaker-style units, contrasting work surfaces & quality integrated appliances including a dishwasher & cooker, the space is elevated further by beautiful exposed brick walls that add character & warmth. A stylish breakfast bar provides the perfect spot for informal dining, morning coffee or catching up with family whilst the dining area is the standout feature—generous in size & flooded with light, it offers ample room for a large table & chairs, making it ideal for family meals, entertaining friends or hosting special occasions. Elegant French doors open directly onto the garden, creating a seamless connection between indoor & outdoor living & making this an exceptional space for summer gatherings, relaxed lunches or evenings spent dining al fresco. A convenient downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three good-sized bedrooms. Bedrooms one & two benefit from fitted wardrobes, while bedroom three features an inbuilt cupboard, offering excellent storage & flexibility for family living. The bathroom is well appointed & completes the accommodation. Outside, the property enjoys a front garden that enhances its kerb appeal & a rear garden with a patio area—ideal for relaxing, entertaining or simply enjoying the fresh air. This is a wonderful home combining comfort, quality & a standout living space in a highly desirable location

