

FLOOR PLAN

DIMENSIONS

Entrance Hall
11'09 x 6'10 (3.58m x 2.08m)

Dining Room
10'10 x 11'11 (3.30m x 3.63m)

Lounge
13'08 x 11'11 (4.17m x 3.63m)

Conservatory
7'09 x 9'05 (2.36m x 2.87m)

Kitchen
11'03 x 6'10 (3.43m x 2.08m)

Lean Too
23'09 x 4'10 (7.24m x 1.47m)

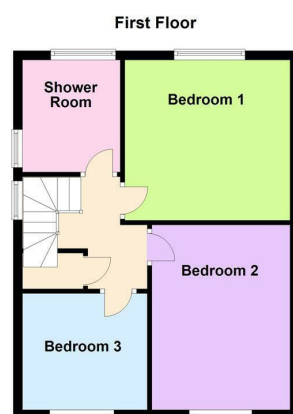
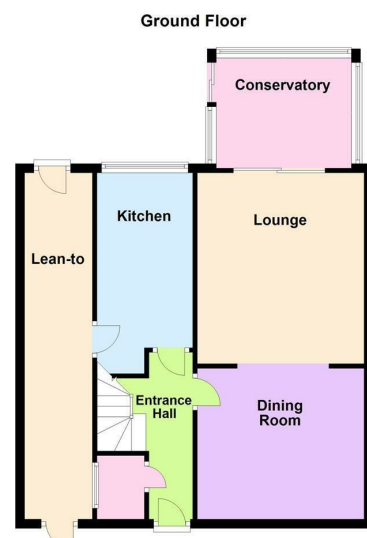
Landing

Bedroom One
11'06 x 11'10 (3.51m x 3.61m)

Bedroom Two
13'02 x 9'11 (4.01m x 3.02m)

Bedroom Three
8' x 8'11 (2.44m x 2.72m)

Shower Room
7'11 x 6'10 (2.41m 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.

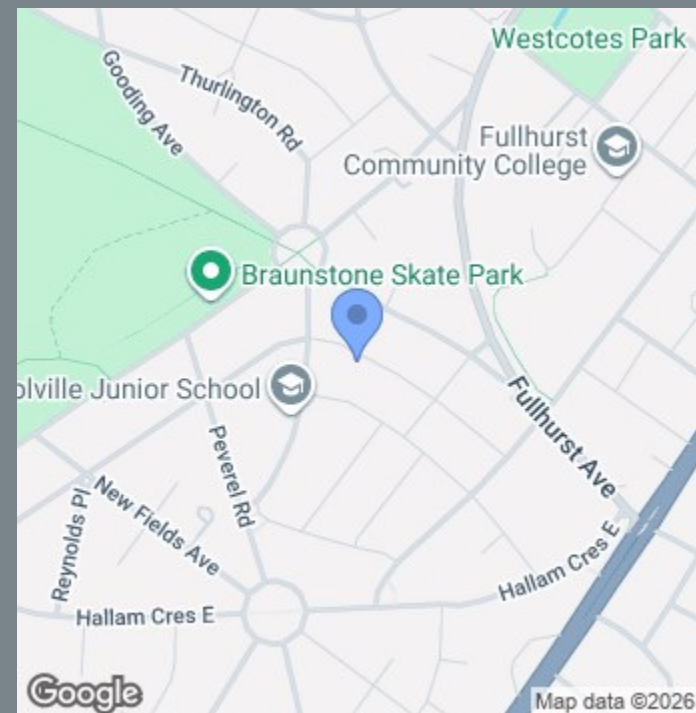
50 Bewicke Road, Braunstone, LE3 1BB
Offers In Excess Of £250,000

OVERVIEW

- Beautiful Family Home
- Fabulous Location
- Hallway & Kitchen
- Lounge & Dining Room
- Conservatory & Lean To
- Three Bedrooms
- Modern Shower Room
- Driveway & Landscaped Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Bewicke Road is situated within the established residential area of Braunstone, a location that has long been popular thanks to its excellent amenities, green spaces and convenient access to the city. Residents benefit from a wide range of nearby shops, supermarkets and everyday services, while the ever-popular Fosse Park Retail Centre is just a short distance away, offering an extensive selection of shopping, restaurants and leisure facilities. Families are well catered for with a choice of local primary and secondary schools, alongside nearby recreational facilities and community amenities. One of the area's standout features is Braunstone Park, a historic parkland setting offering beautiful open green space, walking routes, sports facilities and children's play areas. For commuters, the location is exceptionally convenient, with easy access to Leicester city centre, the A47, A563 ring road, M1 and M69, as well as regular public transport links. Combining convenience, green surroundings and a strong community feel, Bewicke Road offers an excellent place to call home.



THE INSIDE STORY

Beautifully presented throughout and occupying a sought-after position in a great location, this truly stunning family home offers a wonderful balance of stylish living spaces & practical accommodation. The welcoming hallway leads through to the dining room, positioned at the front of the property and filled with natural light from the window. Offering ample space for a dining table & chairs, this room is perfect for family meals, entertaining guests, or special occasions. Open plan in design, it flows seamlessly into the lounge, creating a sociable layout while retaining a cosy atmosphere. The lounge is tastefully decorated & centred around an attractive feature fireplace, providing a warm & inviting place to relax. Patio doors open into the conservatory, a wonderful additional reception space overlooking the garden. Whether used as a second sitting room, reading area, playroom, or simply a place to unwind, it enjoys lovely views of the outdoor space throughout the year. The kitchen is thoughtfully designed with everyday living in mind and benefits from a breakfast bar, ideal for informal dining, morning coffee, or catching up with family while meals are prepared. Beyond the kitchen, the lean-to provides a useful utility & storage area, helping to keep the main living spaces organised. Upstairs, the landing leads to three beautifully finished bedrooms. Bedrooms one & two benefit from fitted wardrobes, providing excellent storage while maximising floor space. The modern shower room has been stylishly updated & features a contemporary walk-in shower cubicle, creating a sleek & practical space for everyday use. Externally, the property continues to impress with a driveway to the front providing off-road parking. To the rear, the landscaped garden offers a wonderful outdoor retreat, featuring a patio area perfect for entertaining, a well-maintained lawn, & attractive flower-filled borders that provide colour & interest throughout the seasons.

