

## Room Sizes

### Dining Kitchen

15'3 x 8'6

### Living & Dining Room

18'6 x 12'8

### Inner Hallway

6'6 x 2'9

### Bedroom One

14'4 x 9'7

### Bedroom Two / Dining Room

11'9 x 8'7

### Bedroom Three

8'7 x 7'8

### Shower Room

8'8 x 4'8

### Garage

23'6 x 10'2



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Farmway, Leicester LE3 2XB

**£275,000**

# The Story Begins

- Well Loved Semi Detached Bungalow
- No Upward Chain
- Dining Kitchen & Living Room
- Inner Hallway & Shower Room
- Three Bedrooms
- Driveway To The Front & Side
- Larger Than Average Garage
- Generous Rear Garden
- Awaiting Energy Rating
- Freehold, Council Tax Band C & EPC Rating- C

## Location Is Everything

Braunstone Town is renowned for its convenient location, offering excellent commuter access to Leicester city centre, major motorway links, and the popular Fosse Park Shopping Centre just minutes away. The area boasts a wide range of local amenities, making it a highly desirable place to live. These include everyday shopping facilities, as well as well-regarded educational institutions such as Millfield Community School, Ravenhurst Primary School, and Winstanley Community College, all within close proximity.



## Inside Story

Situated in a highly convenient and sought-after location, this well-loved semi-detached bungalow offers comfortable, flexible living with a generous garden, ample off-road parking and a larger than average garage.

Upon entering you are welcomed into a spacious dining kitchen fitted with a range of wall and base units, work surfaces, a sink drainer, cooker point, built-in extractor fan, and space for appliances. There's also plenty of room for a breakfast table and chairs, making it a functional and sociable space.

The living room is generously proportioned, featuring a charming fireplace and ample space for both lounge seating and a more formal dining area.

An inner hallway leads to three well-proportioned bedrooms. The main bedroom includes a built-in double wardrobe, while the second bedroom—currently used as a dining room—benefits from sliding patio doors that open directly onto the rear garden. The third bedroom offers further versatility as a guest room or study.

The shower room is fitted with a white suite comprising a pedestal wash hand basin, low-level WC, and a shower cubicle. Finished with neutral tiling and a heated towel rail, it completes the interior accommodation.

Outside, the property truly shines. A generous and pretty rear garden is enclosed and well-established, offering a patio area ideal for alfresco dining, a well-kept lawn, and mature planted borders. To the front, there is off-road parking that continues through double gates to additional parking and access to a larger-than-average garage.

This delightful bungalow combines practical living with charming outdoor space and is ideally positioned for access to local amenities, commuter routes, and shopping facilities.

