22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Downstairs WC
4'02 x 2'10 (1.27m x 0.86m)

Lounge
15'09 x 12'07 (4.80m x 3.84m)

Dining Kitchen
9'02 x 15'11 (2.79m x 4.85m)

Landing

Bedroom One
9'01 11'02 (2.77m 3.40m)

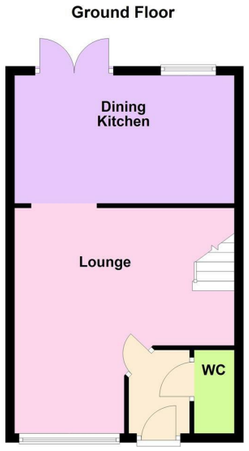
En Suite

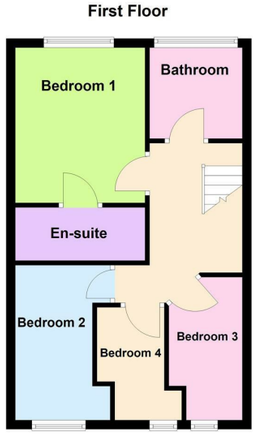
Bedroom Two
9'09 x 5'06 (2.97m x 1.68m)

Bedroom Three
5'01 x 3'07 (1.55m x 1.09m)

Bedroom Four
6'09 x 3'07 (2.06m x 1.09m)

Bathroom
6'01 x 6'05 (1.85m x 1.96m)







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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 · Email: sales@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.

19 Bannister Road, Braunstone Town, LE3 2XS

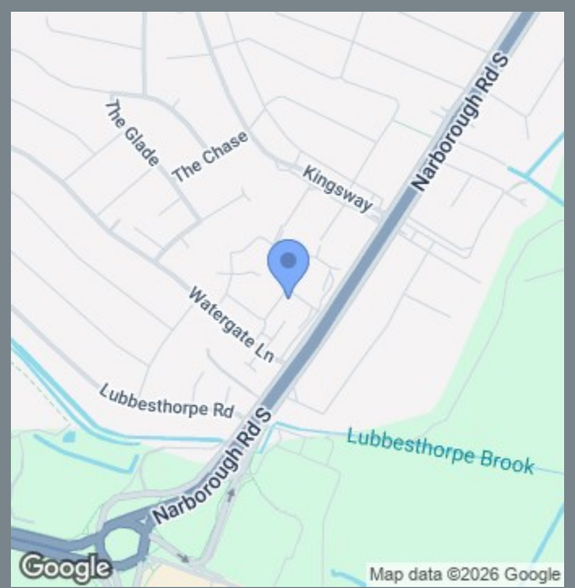
Offers In Excess Of £240,000

OVERVIEW

- Lovely Family Home
- Great Location & No Chain
- Hallway & Downstairs Cloakroom
- Spacious Lounge
- Dining Kitchen
- Three Bedrooms
- En Suite To Primary & Bathroom
- Driveway & Garage
- Enclosed Garden
- EER - C, Freehold, Tax Band - C

LOCATION LOCATION....

Bannister Road is situated within Braunstone Town, a well-established residential area to the west of Leicester known for its strong community spirit and convenient local amenities. The area offers a range of nearby shops, supermarkets and everyday services, with additional retail and leisure facilities available at the nearby Fosse Park Retail Centre and Leicester city centre. Families are well catered for with a selection of primary and secondary schools within easy reach. Residents also benefit from excellent access to green space, with the expansive Braunstone Park close by — one of Leicester's largest parks, offering open parkland, lakes, play areas and walking routes.











THE INSIDE STORY

Situated in a popular and convenient location, this lovely end townhouse is offered to the market with no onward chain, making it an ideal choice for a straightforward move. With spacious and adaptable accommodation throughout, the property is perfectly suited to modern family living. Upon entering, you are welcomed into a hallway that leads through to a generous lounge, providing a comfortable and inviting space to relax, unwind, or entertain guests. To the rear, the dining kitchen forms the heart of the home, offering a sociable and practical layout. With ample room for both cooking and dining, it's an ideal space for everyday family life as well as hosting friends. French doors from the dining area open out onto the garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor. Upstairs, the property offers excellent flexibility, having originally been a three-bedroom home and now reconfigured to provide four rooms. This layout is ideal for growing families, those needing an a home office, or walk in wardrobe. The primary bedroom benefits from its own en suite, adding a touch of comfort and privacy, while the remaining bedrooms can be adapted to suit a variety of needs. The family bathroom serves the additional bedrooms and provides a functional and comfortable space. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering further storage or secure parking options. The rear garden features a combination of lawn and patio, creating a great space for outdoor dining, children's play, or simply enjoying the warmer months. A fantastic and versatile home in a sought-after location, early viewing is highly recommended.







