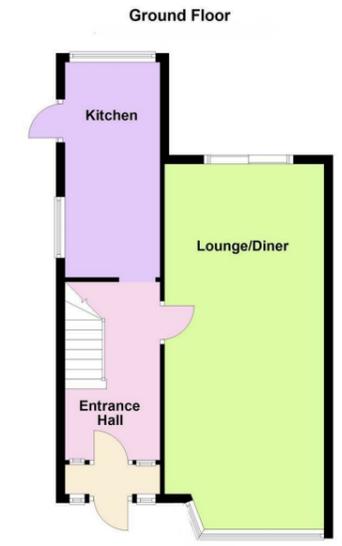


# FLOOR PLAN

- DIMENSIONS**
- Porch**
- Entrance Hall**  
12'10 x 6'06 (3.91m x 1.98m)
- Lounge Diner**  
23'03 x 11'05 (7.09m x 3.48m)
- Extended Kitchen**  
16' x 6'06 (4.88m x 1.98m)
- Landing**
- Bedroom One**  
12'11 x 11'05 (3.94m x 3.48m)
- Bedroom Two**  
11'11 x 11'05 (3.63m x 3.48m)
- Bedroom Three**  
7'03 x 6'05 (2.21m x 1.96m)
- Bathroom**  
7'08 x 6'05 (2.34m 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.

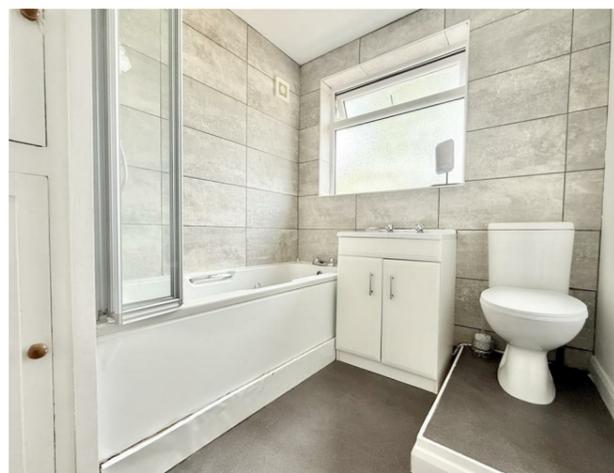
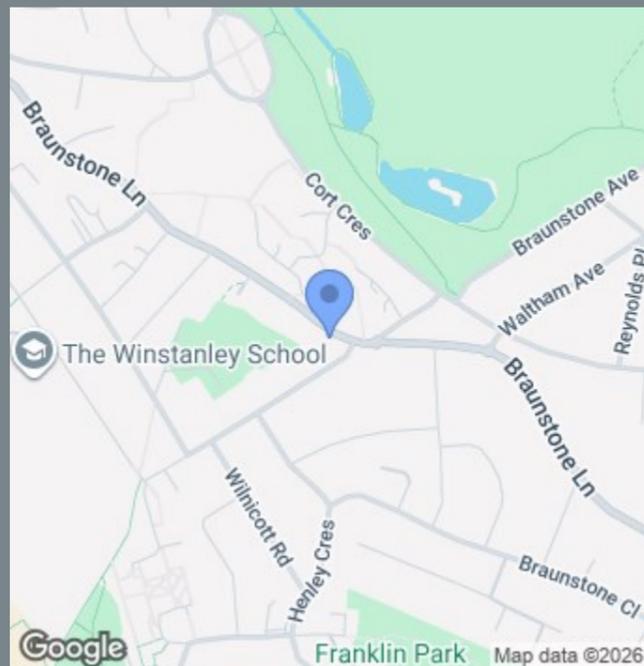
202 Braunstone Lane, Braunstone Town, Leicester, LE3 3AS  
**Offers Over £240,000**

## OVERVIEW

- Lovely Family Home
- Fabulous Location
- Porch & Entrance Hall
- Lounge Diner
- Extended Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Is A Must
- EPC Rating E - , Freehold, Tax Band -

## LOCATION LOCATION....

Braunstone Lane, is a lovely part of Leicester that beautifully combines convenience with charm. Families will appreciate the choice of nearby schools, all within easy reach, making the morning school run straightforward. The area is well-connected with excellent road links and bus routes, giving quick access into the city centre and beyond, while still maintaining a quieter residential feel. Green spaces and parks are close by, perfect for weekend strolls, playtime with the children, or simply unwinding outdoors. Local shops and amenities are dotted along the lane and nearby, offering everything from daily essentials to cosy cafes and independent stores, while Fosse Park and the town centre are only a short drive away.



## THE INSIDE STORY

This charming bay-fronted family home is a wonderful blend of character and comfort, offering everything a growing family could wish for. Set in a highly sought-after location, the property begins with an inviting porch that provides a practical space for coats and shoes before stepping into the welcoming entrance hall. From here, the home flows seamlessly into the generous lounge diner, a fabulous dual-aspect room designed with both relaxation and entertaining in mind. A beautiful bay window to the front allows natural light to pour in, while patio doors at the rear open directly onto the garden, creating a bright and airy atmosphere throughout. The lounge area is centred around a striking feature fireplace, adding a touch of elegance and warmth, while the dining space easily accommodates a table and chairs, making it the perfect spot for family meals or hosting dinner parties. The extended kitchen is a real highlight, thoughtfully designed to maximise both style and practicality. With ample wall and base cabinets, an eye-level oven, and plenty of workspace, it's ideal for those who love to cook and entertain. Upstairs, the landing leads to three well-proportioned bedrooms, each offering versatility to be used as comfortable sleeping accommodation, a home office, or a creative space. The family bathroom is finished with a fresh white three-piece suite, providing a sleek and clean environment for everyday routines. Externally, the home continues to impress with a driveway to the front offering off-road parking, while the rear garden provides a private haven to unwind. A neatly kept lawn offers plenty of space for children to play, while the patio is perfect for al fresco dining, barbecues, or simply relaxing with a book on a sunny afternoon.

