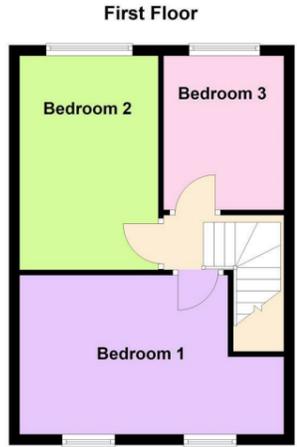
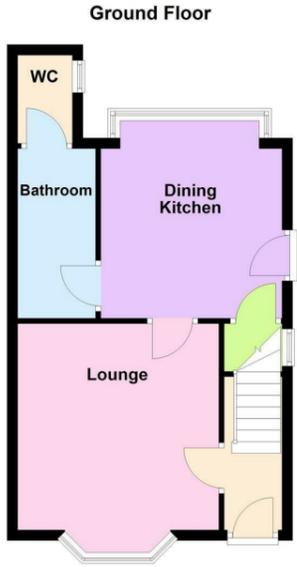


### FLOOR PLAN

- DIMENSIONS**
- Hallway**
- Lounge**  
13'10 x 12'05 (4.22m x 3.78m)
- Dining Kitchen**  
12'06 x 10'05 (3.81m x 3.18m)
- Bathroom**  
10'08 x 4'10 (3.25m x 1.47m)
- Separate WC**  
5'06 x 2'05 (1.68m x 0.74m)
- Landing**
- Bedroom One**  
10' x 15'10 (3.05m x 4.83m)
- Bedroom Two**  
12'09 x 8'02 (3.89m x 2.49m)
- Bedroom Three**  
9'05 x 7'02 (2.87m x 2.18m)



**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.

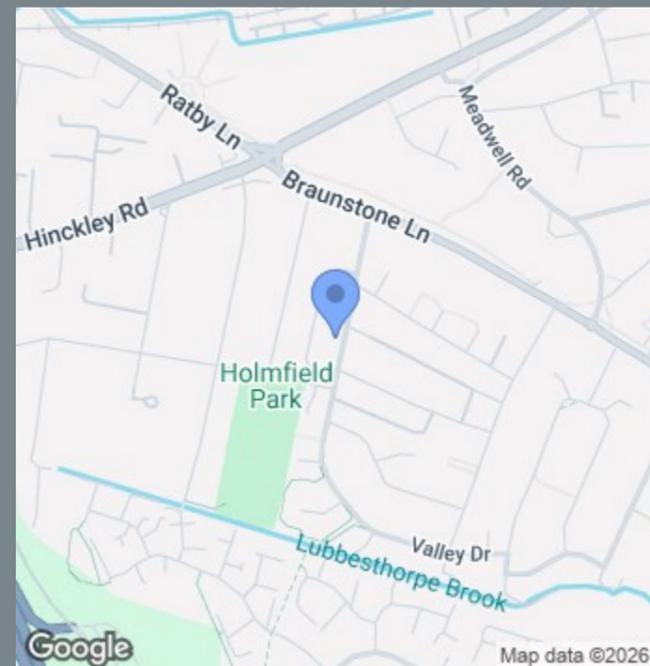
35 St. Marys Avenue, Leicester Forest East, LE3 3FT  
**£200,000**

## OVERVIEW

- Semi Detached Home
- Great Potential & No Onward Chain
- Fabulous Location
- Hallway & Lounge
- Dining Kitchen
- Downstairs Bathroom With Separate WC
- Substantial Rear Garden
- Private Access To Rear
- Viewing Is Advised
- EER - D, Freehold, Tax - B

## LOCATION LOCATION....

St Mary's Avenue is located within the highly desirable village of Leicester Forest East, a popular residential area known for its welcoming community feel and excellent local amenities. The village offers a good range of nearby shops, supermarkets, cafés and everyday services, with additional shopping and leisure facilities easily accessible at Fosse Park and Leicester city centre. Families are well catered for with reputable local primary schooling and secondary schools within easy reach. Residents can also enjoy a variety of parks, green spaces and countryside walks close by, ideal for outdoor activities and family life. St Mary's Avenue is particularly well positioned for commuters, offering convenient access to the M1 and M69 motorway networks, as well as strong road links via the A47 and regular public transport routes into Leicester and surrounding areas. Overall, Leicester Forest East is a sought-after location combining village charm with excellent connectivity.



## THE INSIDE STORY

*This semi-detached home, offered with no onward chain, presents a fantastic opportunity for buyers looking to refurbish & personalise a property in a fabulous location. With generous room sizes & a well-balanced layout, the home offers excellent scope to create a wonderful long-term residence or investment. The property is entered via an entrance hall, which provides access to the main living spaces. The lounge offers a comfortable reception room that could be transformed into a cosy living area, perfect for relaxing or entertaining once updated. The kitchen provides a blank canvas for redesign, with plenty of potential to create a modern cooking & dining space to suit individual tastes. A downstairs bathroom completes the ground floor, offering flexibility for reconfiguration as part of a refurbishment project. Stairs rise to the landing, leading to three bedrooms, all of which offer good proportions & could be adapted for family living, guest accommodation, or home working, depending on requirements. Outside, the property benefits from a front garden & a impressive rear garden, offering excellent outdoor space for landscaping, entertaining or family use. There is also access to the rear via a private road, adding to the practicality & potential of the home. This is a rare chance to acquire a project property in a sought-after area, offering space, flexibility & the opportunity to add significant value — all with the convenience of no onward chain.*

