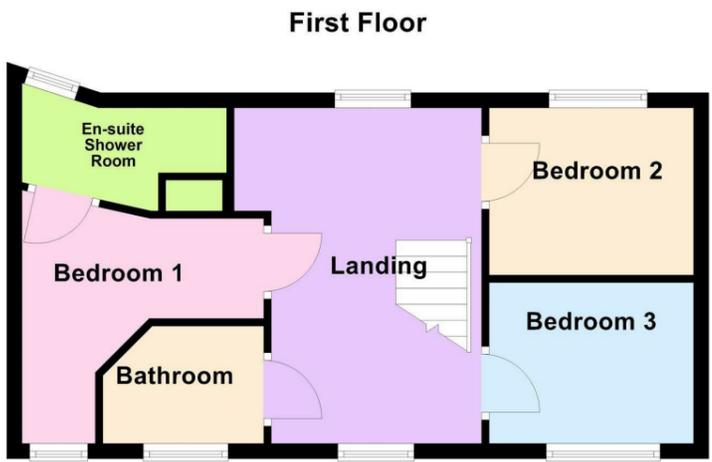
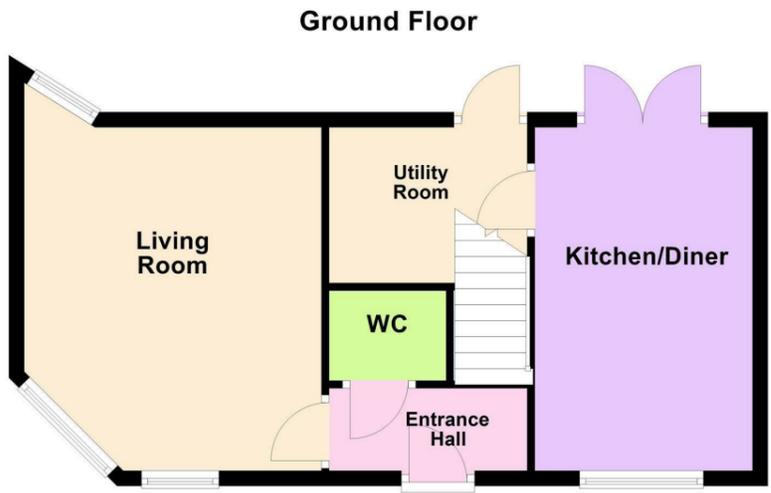


# FLOOR PLAN

- ### DIMENSIONS
- Entrance Hall**
  - Living Room**  
14'09 x 12'10 (4.50m x 3.91m)
  - Kitchen Diner**  
15'11 x 9'05 (4.85m x 2.87m)
  - Utility Room**  
6'05 x 4'09 (1.96m x 1.45m)
  - Downstairs WC**
  - Bedroom One**  
10'00 x 8'08 (3.05m x 2.64m)
  - En-Suite Shower Room**
  - Bedroom Two**  
9'08 x 8'00 (2.95m x 2.44m)
  - Bedroom Three**  
9'08 x 7'08 (2.95m x 2.34m)
  - Family Bathroom**



**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.

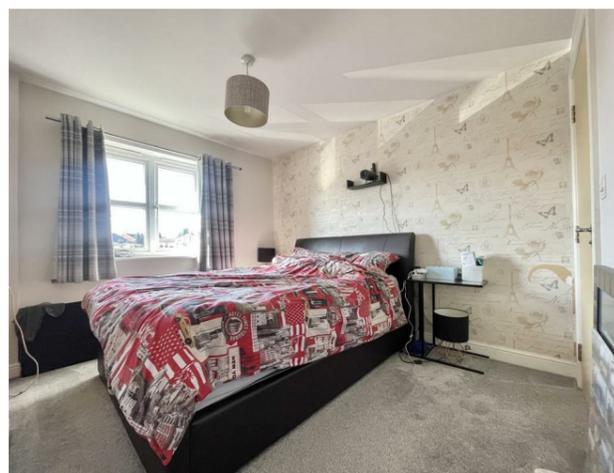
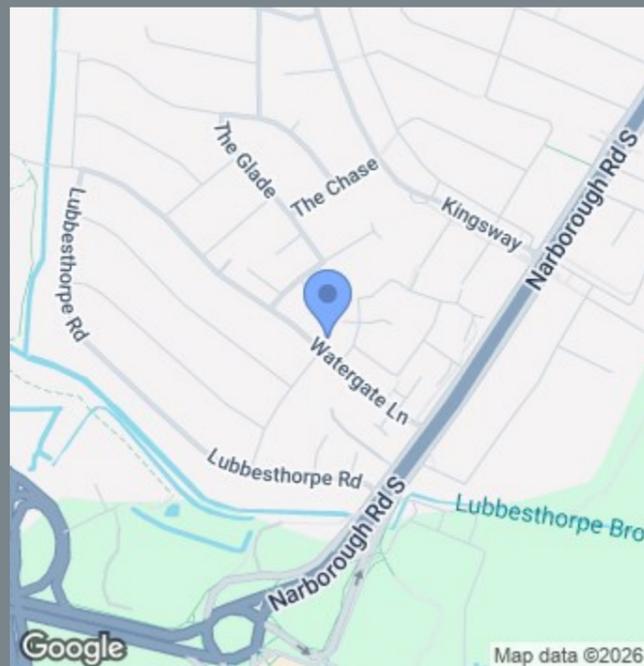
1C Watergate Lane, Leicester, LE3 2XQ  
**Offers Over £280,000**

## OVERVIEW

- Three Double Bedrooms
- Corner Plot
- Front & Rear Garden
- Garage & Driveway.
- Lounge & Kitchen Diner
- Utility Room & Downstairs WC
- Popular Location
- EPC Rating - C
- Council Tax band - C
- Freehold Property

## LOCATION LOCATION....

Watergate Lane is situated in the popular Braunstone Town area of Leicester, approximately three miles south-west of the city centre, offering a convenient and well-connected residential location. The area benefits from a range of local amenities including supermarkets, shops, cafés and everyday services, while the nearby Fosse Park Retail Park provides an extensive selection of major retailers, restaurants and leisure facilities. Braunstone is well placed for commuters, with easy access to the M1 and M69 motorways and regular public transport links into Leicester city centre, which also offers a mainline railway station with services to London St Pancras. The area is also served by a number of local schools, parks and community facilities, making it a practical and appealing location for families, first-time buyers and investors alike.



## THE INSIDE STORY

*This well-presented three-bedroom home offers spacious and well-proportioned accommodation throughout, making it ideal for families, first-time buyers or investors. Upon entering the property, you are welcomed into an entrance hall with access to the lounge on the left and the kitchen diner on the right. The lounge is bright and spacious, benefiting from dual aspect windows which allow plenty of natural light, along with a gas fireplace creating a warm and inviting living space. The kitchen diner is generously sized and offers ample worktop space and storage, with room for a family dining table, making it a great space for both cooking and entertaining. Patio doors provide direct access to the rear garden, while the kitchen also leads to a useful utility room which offers additional storage and access to the garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers three double bedrooms. The main bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom. Outside, the rear garden is a good size and enjoys plenty of sunshine, featuring a lawned area and patio slabs, ideal for outdoor seating and entertaining. The property also benefits from a front garden, along with a driveway providing off-road parking and access to a garage.*

