

FLOOR PLAN

DIMENSIONS

Porch
4'03 x 3'03 (1.30m x 0.99m)

Entrance Hall

Lounge Diner
20'05 x 12'08 max (6.22m x 3.86m max)

Conservatory
7'07 x 11'07 (2.31m x 3.53m)

Kitchen
8'07 x 8'04 (2.62m x 2.54m)

Bedroom One
10'03 x 14'03 (3.12m x 4.34m)

Bedroom Two
10'08 x 9'11 (3.25m x 3.02m)

Shower Room
5'6 x 6' (1.68m x 1.83m)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)



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.

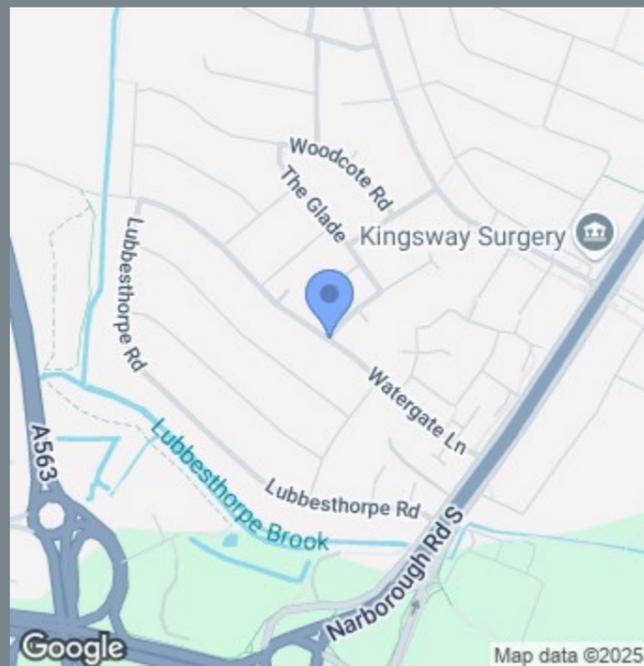
18 Watergate Lane, Braunstone Town, Leicester, LE3 2XP
Offers Over £250,000

OVERVIEW

- Lovely Detached Bungalow
- Great Location & No Upward Chain
- Porch & Entrance Hall
- Lounge Diner & Conservatory
- Kitchen & Shower Room
- Two Double Bedrooms
- Driveway, Garage Car Port & Garden
- Viewing Advised
- EER Rating D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Braunstone Town is a vibrant and diverse community known for its well-maintained parks and green spaces, providing residents with ample opportunities for outdoor activities and relaxation. Braunstone Park, in particular, is a local gem, offering walking paths, sports facilities, and a children's play area. Education is well-served in Braunstone Town, with several primary and secondary schools, including the Braunstone Academy, ensuring that local children have access to quality education. Transport links are reliable, with regular bus services connecting the area to Leicester city center and other parts of the city. The proximity to major roads, such as the A563 outer ring road, also provides easy access to the wider region.



THE INSIDE STORY

This charming detached bungalow, nestled in a sought-after location, with no onward chain, offers the perfect blend of comfort, style & convenience. As you approach the property, you are welcomed by a cosy porch that leads into the inviting entrance hall, setting the tone for the warmth & character that awaits within. The heart of the home is the spacious lounge diner, bathed in natural light from the large window facing the front. This versatile space is perfect for both relaxing & entertaining, with ample room for comfortable seating & a dining area. The lounge seamlessly transitions into the conservatory through patio doors, creating a wonderful flow between indoor & outdoor living. The conservatory, complete with heating, ensures year-round enjoyment & offers a tranquil space to unwind, with views overlooking the beautiful rear garden. The kitchen is a true delight for culinary enthusiasts & practical-minded individuals alike. It is well-equipped with modern appliances & ample counter space, making meal preparation a breeze. The kitchen's design is both functional & stylish, with plenty of storage solutions to keep everything neatly organized. The two generous double bedrooms, each feature fitted wardrobes that provide ample storage without compromising on space. These bedrooms are filled with natural light and offer a peaceful retreat from the hustle & bustle of daily life. The shower room is a modern oasis, featuring sleek fixtures and a refreshing ambiance. It is designed with both style and functionality in mind, ensuring a comfortable and luxurious start to your day. Outside, the property boasts a driveway that leads to a convenient car port & a spacious garage, providing ample parking & storage space for vehicles & outdoor equipment. The front garden is landscaped, adding to the property's kerb appeal, while the rear garden is a true haven, being well maintained, creating a outdoor oasis perfect for entertaining guests or enjoying quiet moments.

