

FLOOR PLAN

DIMENSIONS

Living Room
12'02 x 11'11 (3.71m x 3.63m)

Lounge
11'10 x 11'10 (3.61m x 3.61m)

Dining Kitchen
14' x 7'05 (4.27m x 2.26m)

Lobby

Downstairs Bathroom
8'11 x 6' (2.72m x 1.83m)

Landing

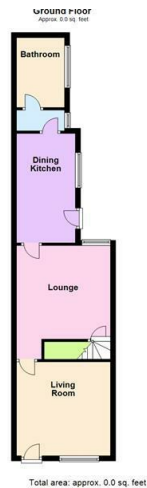
Bedroom One
12' x 13'07 (3.66m x 4.14m)

Bedroom Two
11'11 x 10'07 (3.63m x 3.23m)

Bathroom
9'02 x 7'09 (2.79m x 2.36m)

WC
4'06 x 7'09 (1.37m x 2.36m)

Loft Room
15'09 x 14'07 (4.80m x 4.45m)



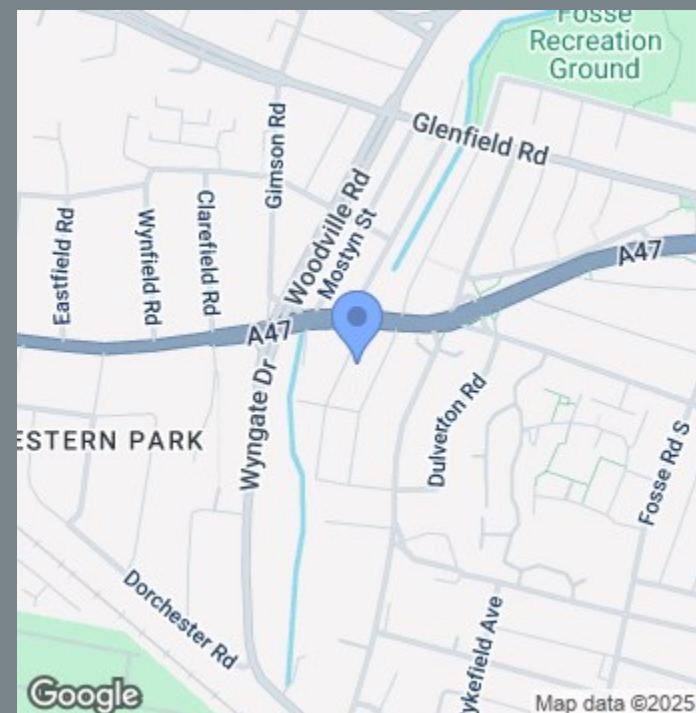
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

28 Minehead Street, Leicester, LE3 0SH

£220,000

- Stunning Terraced Home
- Ideal First Time Buy
- Cul De Sac Location
- Living Room & Lounge
- Kitchen & Downstairs Bathroom
- Two Bedrooms & Loft Room
- Beautiful Bathroom
- Lovely Garden
- Viewing Essential
- EER - tbc, Freehold, Tax Band - A

Westcotes in Leicester is a vibrant and highly desirable area that offers a perfect blend of urban convenience and suburban tranquility. The area is renowned for its excellent schools, making it an ideal location for families. The proximity to beautiful parks adds to the area's appeal, providing ample opportunities for outdoor activities and leisurely strolls. Residents can enjoy the lush greenery and serene surroundings of Western Park and Abbey Park, which are just a short distance away. The area boasts a mix of independent boutiques, well-known high street brands, and convenient local stores, ensuring that all shopping needs are met. Westcotes is well-served by major road networks, making commuting a breeze. The area benefits from excellent public transport links, with regular bus services connecting Westcotes to the city center and surrounding areas.



Nestled on a charming cul de sac in a highly sought-after location, this beautiful terraced home is a true gem that promises a delightful living experience. Step inside to discover a tastefully decorated living room, bathed in natural light from the front window, creating a warm and inviting atmosphere that welcomes you home. The lounge offers a cosy retreat where you can relax and unwind, with a window that overlooks the serene garden, providing a picturesque view of the outdoors. The dining kitchen is a chef's delight, equipped with ample wall and base cabinets for all your storage needs, a convenient sink with a drainer and mixer tap, and plenty of space for a table and chairs, making it perfect for entertaining guests or enjoying family meals. A downstairs bathroom adds practicality to the layout, ensuring convenience for all residents and visitors alike. Upstairs, the landing leads to two beautifully finished bedrooms, both boasting inbuilt cupboards for added storage, ensuring a clutter-free living space. The primary bedroom is a sanctuary of comfort, complete with a delightful window seat that invites you to sit back and enjoy the view. The newly fitted bathroom is a luxurious haven, featuring a free-standing bath for indulgent soaks, a walk-in shower for a refreshing experience, and a separate WC for added convenience. The cottage-style garden is a delightful extension of the home, offering a lovely seating area where you can relax and enjoy the tranquility of your surroundings. This property is a perfect blend of comfort and style, making it an ideal place to call home.

