

## FLOOR PLAN

### DIMENSIONS

**Emtrance Hall**  
 18'00 x 7'01 (3.96m x 2.16m)

**Downstairs Wc**

**Lounge**  
 12'06 x 11'10 (3.81m x 3.61m)

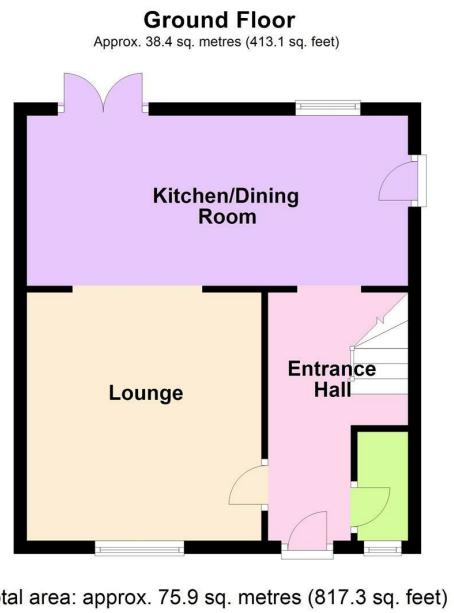
**Open Plan Kitchen Diner**  
 19'11 x 8'07 (6.07m x 2.62m)

**Bedroom One**  
 11'08 x 10'10 (3.56m x 3.30m)

**Bedroom Two**  
 12'00 x 10'09 (3.66m x 3.28m)

**Bedroom Three**  
 7'02 x 5'06 (2.18m x 1.68m)

**Family Bathroom**  
 7'02 x 5'06 (2.18m x 1.68m)



**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/](http://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.

53 Marriott Road, Leicester, LE2 6NS

£255,000

# OVERVIEW

- Three Great Size Bedrooms
- Modern & Renovated Family Bathroom
- Downstairs WC
- Open Plan Kitchen Diner
- Family, Spacious Lounge
- Ample Driveway
- Good Size Garden
- EPC Rating - C
- Freehold Property
- Council Tax Band - A

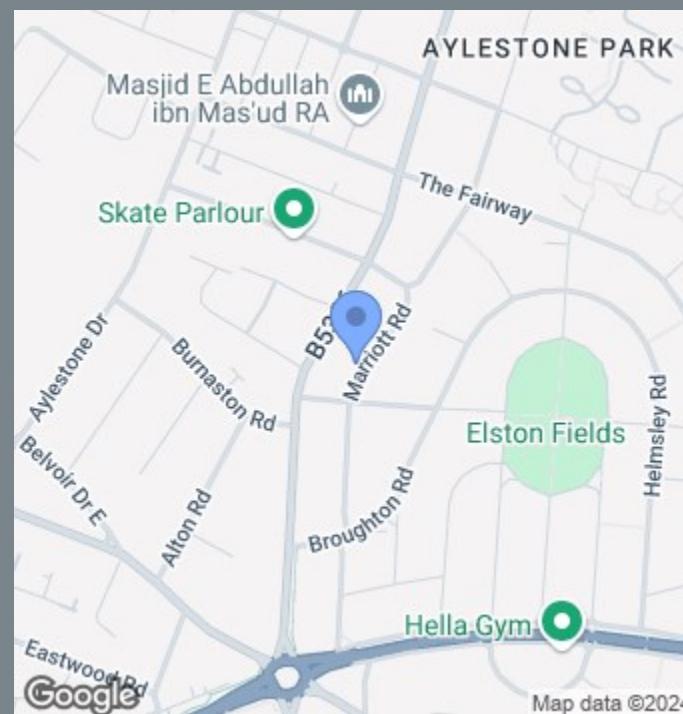
## LOCATION LOCATION....

Marriott Road is a residential street in Leicester, England, located within the city boundaries. The area is characterized by its mix of terraced houses and semi-detached homes, reflecting Leicester's traditional urban design.

The neighbourhood is well-connected to local amenities, including schools, parks, and small shops. Leicester's city centre, known for its vibrant cultural scene, shopping centres, and historical landmarks like Leicester Cathedral and the King Richard III Visitor Centre, is just a short drive or bus ride away.

Nearby green spaces, such as Knighton Park, provide opportunities for outdoor activities and leisure. The area generally attracts families, professionals, and students, as Leicester is home to prominent universities, including the University of Leicester and De Montfort University.

Public transport links are robust, with bus routes serving the area and providing convenient access to the wider Leicester region. The overall vibe of Marriott Road is residential and community-focused, with a peaceful atmosphere suitable for family living.



## THE INSIDE STORY

A charming three-bedroom semi-detached home located on the desirable Marriott Road in Leicester. This property is ideal for families or professionals seeking a blend of modern living and practical spaces in a convenient residential setting.

As you enter through the hallway, you are greeted with access to the downstairs WC and the main living areas. At the front of the house, the cosy lounge features an electric fire, creating a warm and inviting space to relax. The kitchen diner at the rear is open-plan and modern, offering plenty of worktop space and storage. It also accommodates a dining table, with patio doors leading directly to the private rear garden. An under-stair cupboard provides additional storage, ensuring practicality.

Upstairs, there are three well-proportioned bedrooms, along with a recently renovated family bathroom. A storage cupboard and an airing cupboard add to the functional design, catering to everyday needs.

Outside, the property boasts a spacious driveway with ample off-road parking. The private rear garden is perfect for outdoor enjoyment and features a summer house, which is ideal for use as a home office, studio, or relaxing retreat.

Situated in a well-connected area with access to local amenities, schools, and transport links, this property is a wonderful opportunity for those looking for a comfortable and stylish home. Viewing is highly recommended.

