

FLOOR PLAN

DIMENSIONS

Lounge
11'02 x 10'09 (3.40m x 3.28m)

Dining Room
11'06 x 10'09 (3.51m x 3.28m)

Kitchen
12'01 x 6' (3.68m x 1.83m)

Utility
5'09 x 4'10 (1.75m x 1.47m)

Landing

Bedroom One
11'04 x 10'09 (3.45m x 3.28m)

Bedroom Two
11'06 x 8' (3.51m x 2.44m)

Bathroom
11'08 x 6' (3.56m x 1.83m)



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.

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.

237 Western Road, Westcotes, LE3 0EA

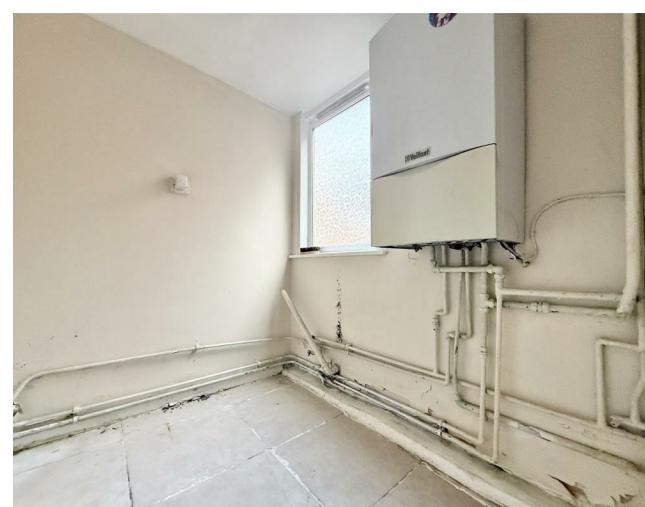
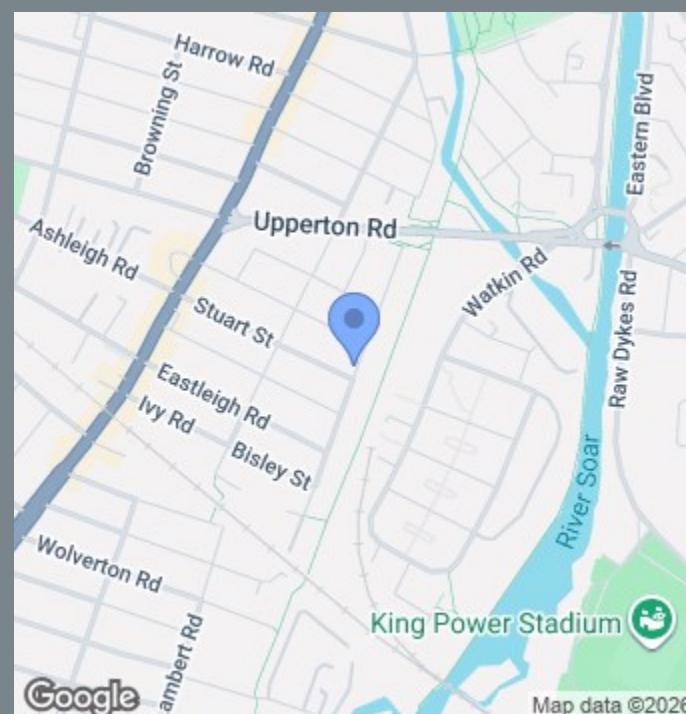
£185,000

OVERVIEW

- Perfect First Time Or Investment Purchase
- Excellently Located & No Onward Chain
- Lounge & Dining Room
- Kitchen & Lounge
- Two Double Bedrooms
- Bathroom
- Enclosed Garden
- Viewing Advised
- EER - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Western Road is a vibrant & well-connected area that beautifully blends urban convenience with a strong sense of community. Situated close to the heart of the city, residents enjoy easy access to an excellent range of local shops, cafés, & everyday amenities, while Leicester's bustling city centre—with its shopping, dining, & entertainment options—is just a short distance away. The area is surrounded by parks & green spaces, including the popular Bede Park & Castle Gardens, perfect for peaceful walks, family picnics, or enjoying the outdoors along the riverside. Families benefit from a choice of well-regarded schools nearby, offering quality education at both primary & secondary levels. Excellent transport links, including nearby bus routes & easy access to the A50 & Leicester train station, make commuting effortless whether for work or leisure.



THE INSIDE STORY

Set in a highly sought-after location, this lovely terraced home combines character, comfort, and convenience, making it an ideal choice for a wide range of buyers. Stepping inside, you are welcomed into a bright and inviting lounge — a perfect space to relax and unwind after a busy day. Flowing through from here, the separate dining room offers a more formal setting, ideal for family meals, entertaining friends, or even working from home if desired. The kitchen is well-proportioned and designed for everyday living, with space for appliances and easy access to the adjoining utility room, which provides additional storage and practicality. Upstairs, the home features two comfortable bedrooms, each offering a peaceful retreat, while the bathroom serves the accommodation with a functional and versatile layout. Outside, the property enjoys a private garden, offering plenty of potential for outdoor seating, planting, or simply enjoying a sunny afternoon. Altogether, this is a charming home in a desirable location, ready for its next chapter.

