

FLOOR PLAN

DIMENSIONS

Lounge
 11'10 x 11'02 (3.61m x 3.40m)

Dining Room
 11'09 x 11'02 (3.58m x 3.40m)

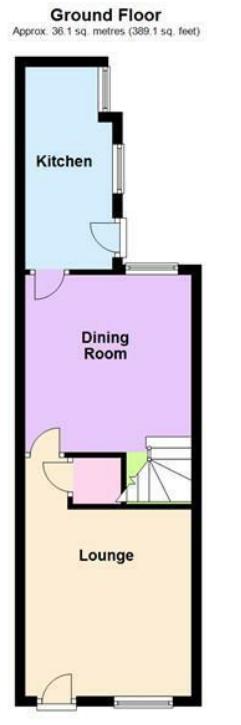
Kitchen
 13'03 x 5'11 max (4.04m x 1.80m max)

Landing

Bedroom One
 12' x 12'06 (3.66m x 3.81m)

Bedroom Two
 12' x 9'07 (3.66m x 2.92m)

Shower Room
 9'05 x 6' (2.87m 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

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.

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.

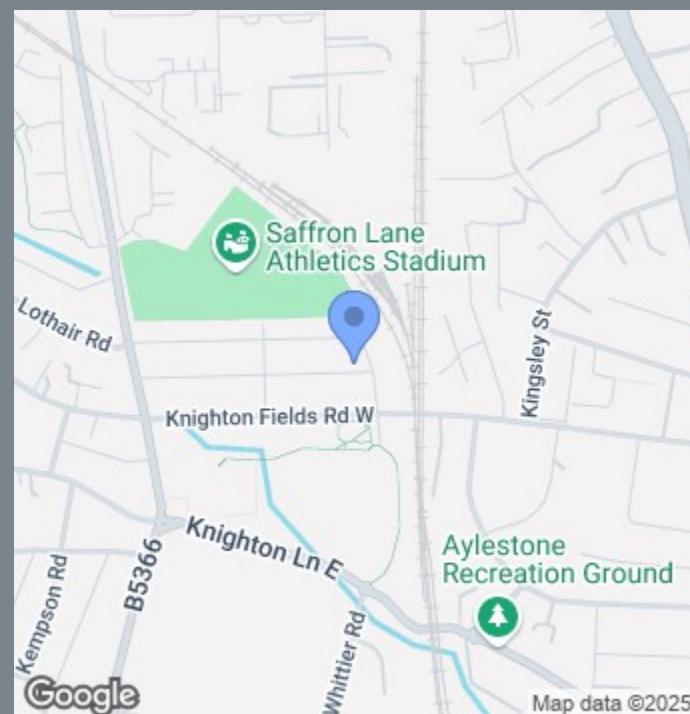
78 Sheridan Street, Knighton Fields, LE2 7NG
 Offers Over £200,000

OVERVIEW

- Stunning Refurbished Home
- Very Popular Location
- No Onward Chain
- Lounge, Dining Room
- Newly Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Enclosed Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Situated in Knighton Fields this property is well located for everyday amenities and services including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital.



THE INSIDE STORY

This charming terraced home is nestled in a highly sought-after location, making it an ideal choice for those seeking a blend of convenience and comfort. One of the standout features of this property is the absence of an onward chain, ensuring a smooth and hassle-free transaction for prospective buyers. The house has been meticulously refurbished throughout, boasting a fresh and modern aesthetic that is sure to appeal to a wide range of tastes. Upon entering, you are greeted by a welcoming lounge that sets the tone for the rest of the home. The space is bright and airy, perfect for relaxing or entertaining guests. Adjacent to the lounge is the dining room, a delightful space that offers a window with a picturesque view of the enclosed garden. This feature not only floods the room with natural light but also provides a serene backdrop for meals and gatherings. The newly fitted kitchen is a testament to modern design and functionality. Equipped with state-of-the-art appliances and ample storage, it is a chef's dream come true. The attention to detail is evident, with sleek countertops and stylish cabinetry that enhance the overall appeal of the space. Upstairs, the landing provides access to two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The modern shower room is a highlight of the home, featuring contemporary fixtures and finishes that exude luxury and sophistication. The enclosed garden is a private oasis, perfect for enjoying the outdoors in a secure and tranquil setting. Whether you are hosting a barbecue, tending to a garden, or simply unwinding after a long day, this outdoor space is sure to become a favourite spot. In summary, this terraced home offers a perfect combination of location, style, and functionality. With no onward chain and a comprehensive refurbishment, it presents a rare opportunity to own a property that is both move-in ready and brimming with potential.

