

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

12'10 x 12'10 (3.91m x 3.91m)

Dining Kitchen

19' x 10'03 (5.79m x 3.12m)

Downstairs Cloakroom

5'04 x 2'06 (1.63m x 0.76m)

Landing

Bedroom One

12'11 x 11'07 max (3.94m x 3.53m max)

Bedroom Two

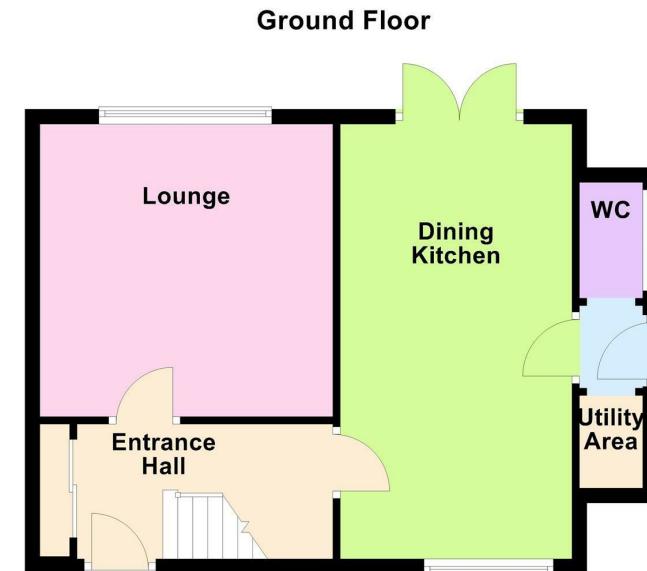
11' x 9'01 (3.35m x 2.77m)

Bedroom Three

8'06 x 8'06 (2.59m x 2.59m)

Family Bathroom

5'06 x 8'02 (1.68m x 2.49m)



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: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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.

30 Cheriton Road, Aylestone, LE2 8DE

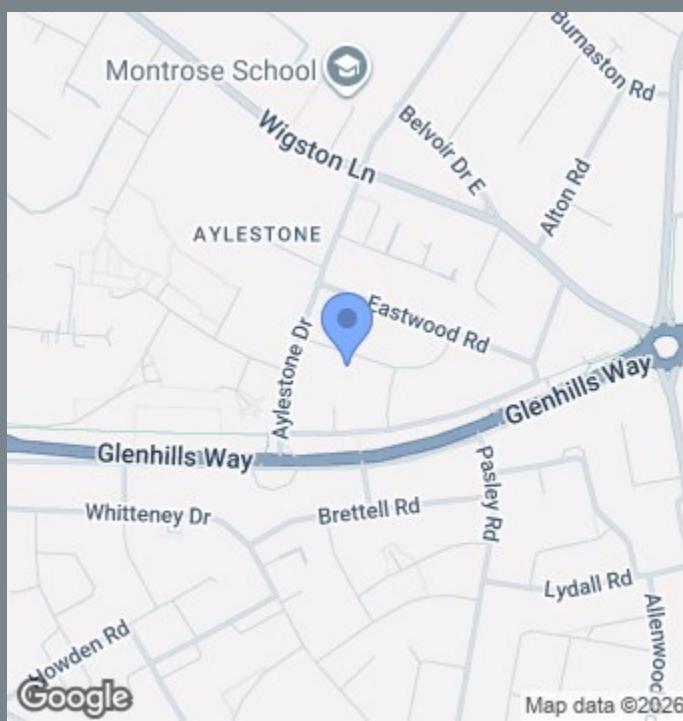
Offers In Excess Of £260,000

OVERVIEW

- Beautiful Family Home
- Great Location
- Entrance Hall & Lounge
- Stunning Dining Kitchen
- Downstairs Cloakroom & Utility Area
- Three Bedrooms & Family Bathroom
- Driveway & Landscaped Garden
- Viewing Essential
- Non Standard Construction
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Cheriton Road in Aylestone is a delightful spot that perfectly balances convenience with a welcoming community feel. Families will love the choice of nearby schools, making the school run simple and stress-free, while excellent road links and regular bus routes provide quick and easy access into Leicester city centre and surrounding areas. The neighbourhood benefits from being close to local parks and open green spaces, offering plenty of opportunities for leisurely walks, children's play, or weekend picnics. Day-to-day needs are well catered for with a range of nearby shops, supermarkets, and cosy local businesses, while larger retail destinations are only a short drive away. Altogether, Cheriton Road offers a charming setting with all the essentials close at hand, making it a wonderful place to call home.



THE INSIDE STORY

This stunning family home, set in a great location, offers spacious & beautifully balanced accommodation, all finished to a high standard throughout. Tastefully styled & thoughtfully laid out, the property is ideal for modern family living, entertaining & everyday comfort. A welcoming entrance hall sets the tone on arrival, leading through to the main living spaces. The lounge is a calm & inviting room, enjoying a window overlooking the rear garden, making it the perfect place to relax & unwind at the end of the day. At the heart of the home is the impressive dining kitchen, designed to be both stylish & practical. Fitted with elegant navy shaker-style units & contrasting work surfaces, this space is a real focal point. Integrated appliances include an eye-level double oven, induction hob, boiling water tap & dishwasher, creating a sleek & efficient cooking environment. The dining area offers generous space for a family table & chairs & benefits from French doors opening directly onto the garden, ideal for indoor-outdoor living & entertaining. The ground floor is completed by a downstairs cloakroom & a separate utility area, adding everyday convenience & keeping the main living areas clutter-free. Upstairs, the landing leads to three good-sized bedrooms, all beautifully finished & offering flexibility to suit a range of needs, whether as comfortable family bedrooms, guest accommodation or a stylish home office. The family bathroom is equally impressive, featuring underfloor heating for added comfort & a luxurious feel. Outside, the property benefits from a driveway to the front, providing off-road parking. To the rear, the landscaped garden has been thoughtfully designed with decked seating areas & a lawn, offering the perfect setting for relaxing, entertaining or enjoying time with family & friends. This is a fantastic opportunity to acquire a spacious, turn-key family home, finished to a high standard, in a desirable location.

