

FLOOR PLAN

**DIMENSIONS**

**Entrance Hall**

**Lounge**  
13'09 x 10'09 (4.19m x 3.28m)

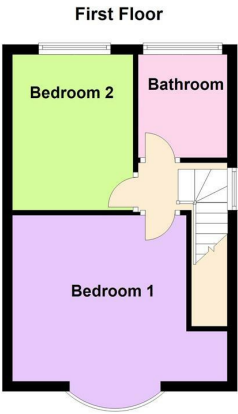
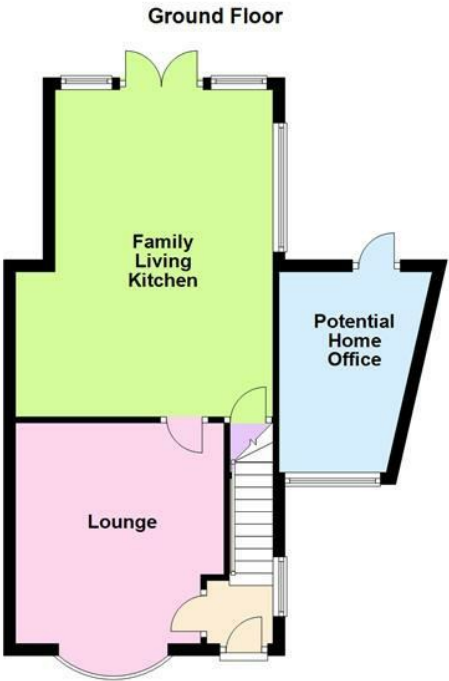
**Family Living Kitchen**  
17'04 x 13'09 (5.28m x 4.19m)

**Landing**

**Bedroom One**  
12'02 x 10'08 (3.71m x 3.25m)

**Bedroom Two**  
9'11 x 7'08 (3.02m x 2.34m)

**Bathroom**  
6'10 x 5'09 (2.08m x 1.75m)



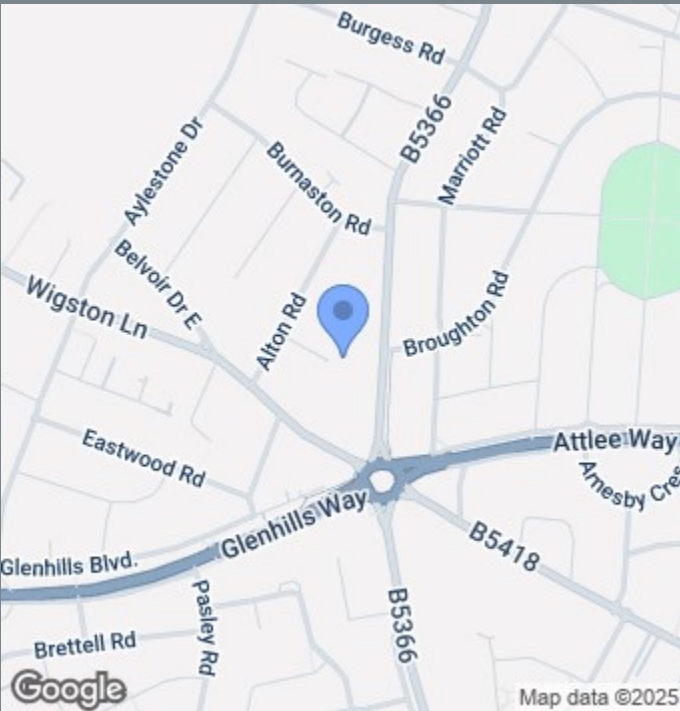


# OVERVIEW

- Stunning Family Home
- Cul De Sac Location & No Onward Chain
- Lounge With Log Burner
- Beautiful Family Living Kitchen
- Two Bedrooms
- New Family Bathroom
- Driveway & Landscaped Rear Garden
- Lean Too Potential Office Or Utility
- EER Rating - D
- Council Tax Band - A, Freehold

# LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna , squash courts and tennis courts and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



# THE INSIDE STORY

Nestegg would like to welcome you to this beautiful home which has been thoughtfully extended & improved to an excellent standard. Presented to the market in immaculate condition, you do not want to miss out on the opportunity to own this wonderful property. Entering into the hallway you will find a staircase that rises up to the first floor landing & a door into the lounge. The lounge is finished in contemporary decor, is a truly welcoming and inviting space, has a bay window & a delightful log burning stove. The family living kitchen has a real social vibe, a place where you can eat, entertain & spend time as a family with absolute ease. The newly fitted kitchen has a range of modern wall & base cabinets with wooden work surfaces, a sink drainer with mixer tap & integrated appliances to include oven & hob with extractor over, fridge freezer & dishwasher. The dining area has room for a table & chairs for family meals & entertaining & the seating area is perfect for relaxing with French doors allowing the feeling of bringing the outside in through the summer months. Travelling up to the first floor you will find two double bedrooms, both are tastefully finished. The family bathroom has a white three piece suite comprising of low level wc, wash hand basin & bath with shower over. Externally to the front is a driveway providing off road parking & to the rear the beautiful landscaped garden is mainly laid to lawn, has a patio & two raised decked areas for outside dining. Mature trees & shrubs keep this garden private & there is a lean too which could potentially be used as a home office. Viewing is a must on this home.

