

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

**Lounge**  
 17' x 12'02 (5.18m x 3.71m)

**Dining Area/Sitting Room**  
 11' x 12'02 (3.35m x 3.71m)

**Dining Room/Snug Lounge**  
 12' x 11'09 (3.66m x 3.58m)

**Dining Kitchen**  
 12'01 x 15'02 (3.68m x 4.62m)

**Downstairs Cloakroom**  
 4'05 x 2'11 (1.35m x 0.89m)

**Games Room**  
 15' x 7'08 (4.57m x 2.34m)

**Utility Room**  
 6'11 x 7'07 (2.11m x 2.31m)

#### Landing

**Bedroom One**  
 18'03 x 12'10 (5.56m x 3.91m)

**En Suite**  
 5'09 x 6'04 (1.75m x 1.93m)

**Bedroom Two**  
 12' x 12'03 (3.66m x 3.73m)

**Bedroom Three**  
 12' x 12' (3.66m x 3.66m)

**Bedroom Four**  
 9'09 x 12'02 (2.97m x 3.71m)

**Family Bathroom**  
 7'09 x 9'09 (2.36m x 2.97m)



**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.

107 Lutterworth Road, Aylestone, Leicester, LE2 8PL

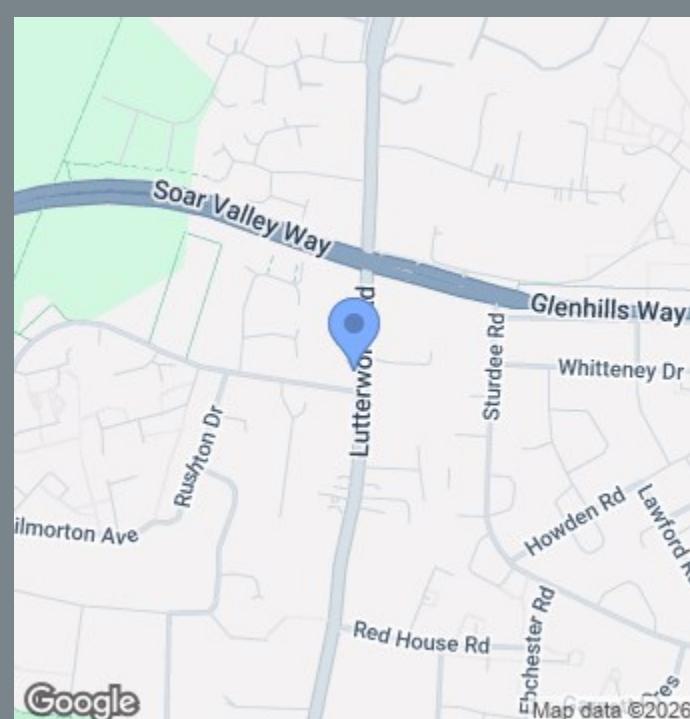
**£500,000**

# OVERVIEW

- Stunning Detached Family Home
- Fabulous Location & Chain Free
- Entrance Hall & lounge
- Dining Kitchen & Utility
- Dining Room & Sitting Room
- Games Room & Downstairs Cloakroom
- Four Bedrooms
- Primary En Suite & Family Bathroom
- Driveway & Lovely Rear Garden
- EER - D, Freehold, Tax Band - D

## LOCATION LOCATION....

Lutterworth Road in Aylestone is a highly convenient and well-connected location that combines everyday amenities with a welcoming community feel. Families have access to well-regarded schools including Montrose Primary, Granby Primary and Sir Jonathan North College, all within easy reach. The area is rich in green space, with the stunning Aylestone Meadows—Leicester's largest nature reserve—just moments away, offering riverside walks, wildlife, cycle routes and peaceful open scenery. Local shops, cafés, pubs and essential services are dotted along Aylestone Road and within Aylestone Village, while larger retail options such as Fosse Park are only a short drive away. Transport links are excellent, with frequent bus services into Leicester city centre, quick access to the ring road, M1 & M69, and nearby train stations providing wider connectivity. With its blend of good schools, beautiful parks, handy amenities and strong sense of community, Lutterworth Road offers a fantastic setting for comfortable and well-connected living.



## THE INSIDE STORY

*This stunning detached family home is set in a very sought-after location & offered for sale with no chain, providing an exceptional opportunity to move straight into a beautifully presented property. A welcoming entrance hallway leads into the elegant lounge, where a feature fireplace creates a cosy focal point & a bay window to the front floods the room with natural light—perfect for relaxing evenings or quiet Sundays. Flowing from here is a versatile sitting area that can easily be used as a dining space, complete with impressive bi-folding doors that open the entire room onto the decked balcony—ideal for seamless indoor-outdoor living, summer entertaining or simply enjoying views of the garden. The spacious dining kitchen features classic shaker-style cabinets, warm wooden worktops & plenty of room for a family table & chairs. French doors open into the garden, making mealtimes & gatherings easy & relaxed. A separate dining room offers a more formal setting if desired, though it could equally serve as a snug or playroom depending on your family's needs. The games room can be utilised to suit your own families needs. A downstairs cloakroom & utility room add practicality to the ground floor layout. Upstairs, the landing leads to four generous double bedrooms. The primary bedroom benefits from its own en suite shower room, creating a private retreat at the end of the day. Bedroom four features a charming Juliette balcony that brings in wonderful natural light & garden views. The luxurious family bathroom is a standout feature, complete with a free-standing bath, walk-in shower, wash hand basin & WC—perfect for unwinding in style. Outside, this wonderful home continues to impress with a driveway to the front offering parking for several cars. The well-established rear garden provides a peaceful escape, featuring a raised balcony decked area ideal for outdoor dining, relaxing or entertaining, along with a generous lawn bordered by mature planting.*

