

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

12'4" x 12'0" (3.76m x 3.66m)

Dining Kitchen

10'4" x 19'1" (3.15m x 5.82m)

Utility

7'10" x 6'3" (2.39m x 1.91m)

Downstairs Cloakroom

2'6" x 4'9" (0.76m x 1.45m)

Landing

Bedroom One

11'5 x 11'11 (3.48m x 3.63m)

Bedroom Two

11'3 x 12' (3.43m x 3.66m)

Bedroom Three

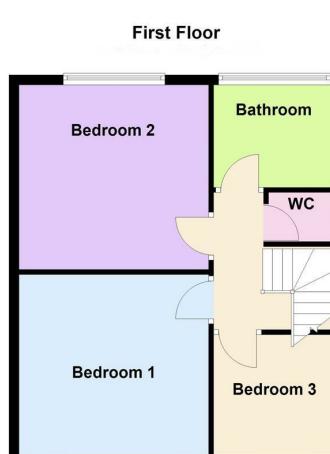
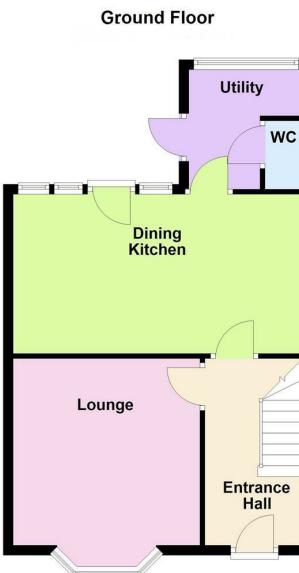
6'11 x 7'3 (2.11m x 2.21m)

Family Bathroom

5'6 x 7'6 (1.68m x 2.29m)

Separate WC

4'5 x 2'3 (1.35m x 0.69m)



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.

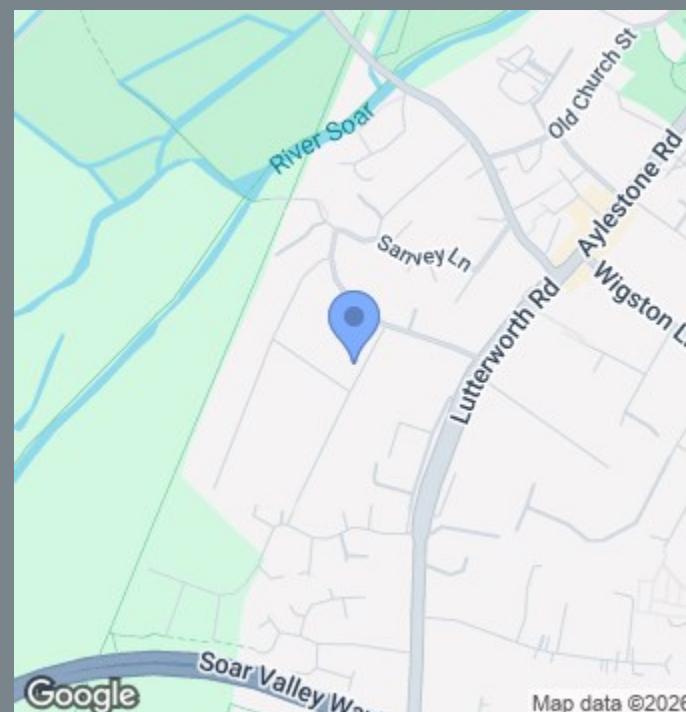
5 Franklyn Road, Old Aylestone Village, LE2 8LN
Offers In Excess Of £260,000

OVERVIEW

- Spacious Family Home
- Village Location & Chain Free
- Entrance Hall & Lounge
- Family Dining Kitchen
- Utility & Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- Front & Rear Garden
- Great Sized Plot
- Viewing Is Advised
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Franklyn Road in Old Aylestone Village offers a charming mix of character, convenience & community, making it a highly desirable place to call home. The area is known for its warm, village-like feel, with leafy streets and a strong sense of local pride. Families are well served by nearby schools, including Montrose Primary, Granby Primary and Sir Jonathan North College. Beautiful green spaces are close at hand, with Aylestone Meadows – Leicester's largest nature reserve – providing riverside walks, wildlife, cycle routes & peaceful open scenery just moments away. Everyday amenities are easy to reach, with local shops, cafés, traditional pubs and small independent businesses dotted throughout the village, while larger supermarkets and the extensive retail options at Fosse Park are only a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, quick access to the ring road, M1 & M69, and nearby train stations for wider travel. With its friendly community, lovely surroundings & excellent local facilities, Franklyn Road captures the best of relaxed village living with city convenience close by.



THE INSIDE STORY

This lovely family home is perfectly positioned in a fabulous village and is offered for sale with no onward chain, making it an ideal opportunity for anyone looking for an easy move. From the moment you step into the welcoming entrance hall, you're met with a warm and inviting feel that carries throughout the property. The lounge is a beautifully cosy space, featuring a charming bay window that fills the room with natural light and a log burning stove that creates the perfect spot to unwind on cooler evenings. At the heart of the home sits the spacious family dining kitchen, fitted with attractive shaker-style units, contrasting work surfaces, an oven with hob and extractor, and space for an under-counter fridge and freezer. The dining area offers plenty of room for a family table and chairs, making it ideal for everyday meals or relaxed entertaining, while the door out to the garden allows you to easily step outside for alfresco dining or to keep an eye on children playing. A separate utility room adds extra practicality, providing space for appliances and useful storage, alongside a convenient downstairs cloakroom. Upstairs, the landing leads to three well-proportioned bedrooms, each offering a peaceful retreat whether used as sleeping spaces, a study, or a hobby room. The bathroom is complemented by a separate WC, adding further convenience for busy family life. Outside, the property continues to impress with a neat front garden and a good-sized rear garden that is mainly laid to lawn, framed by mature borders that add colour and privacy throughout the seasons. A patio area offers a lovely place to sit and enjoy the sunshine, entertain guests, or simply relax in the fresh air.

