

## FLOOR PLAN

### DIMENSIONS

**Porch**  
 1'09 x 6' (0.53m x 1.83m)

**Entrance Hall**  
 13'05 x 6' (4.09m x 1.83m)

**Lounge**  
 13'08 x 11'07 (4.17m x 3.53m)

**Family Dining Kitchen**  
 18'10 x 11'04 (5.74m x 3.45m)

**Utility Room**  
 5'09 x 5'07 (1.75m x 1.70m)

**Boot Room**  
 9'07 x 5'07 (2.92m x 1.70m)

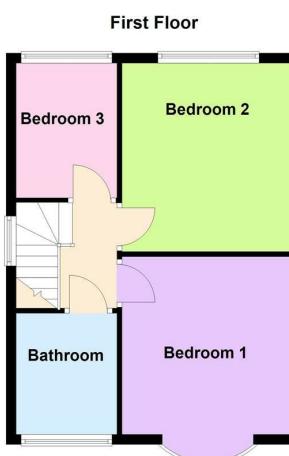
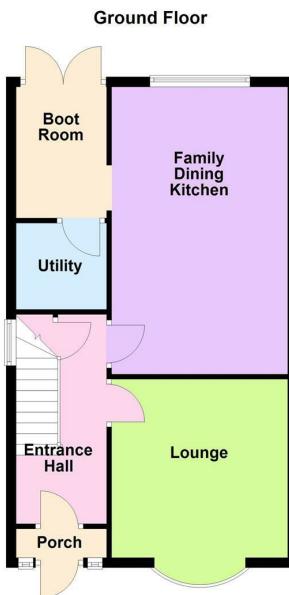
**Landing**

**Bedroom One**  
 13'05 x 11'07 (4.09m x 3.53m)

**Bedroom Two**  
 12'05 x 11'03 (3.78m x 3.43m)

**Bedroom Three**  
 8'11 x 6'03 (2.72m x 1.91m)

**Bathroom**  
 7'06 x 6'03 (2.29m x 1.91m)



**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](mailto:wigston@nestegg-properties.co.uk)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

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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.

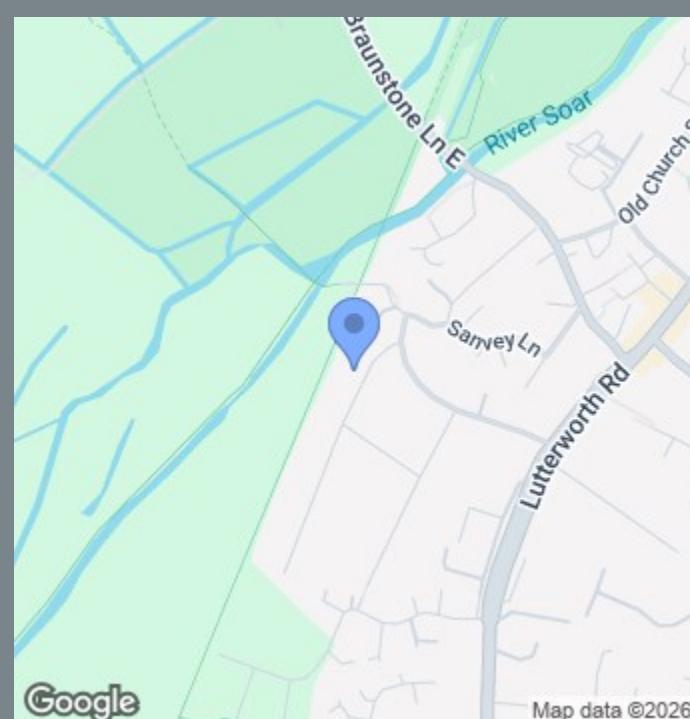
15 Conaglen Road, Old Aylestone Village, LE2 8LE  
**Offers In Excess Of £325,000**

## OVERVIEW

- Truly Beautiful Family Home
- Fabulous Village Location
- Porch & Entrance Hall
- Spacious Lounge With Log Burner
- Family Dining Kitchen
- Utility Room & Boot Room
- Three Bedrooms & Bathroom
- Driveway & Landscaped Garden
- Viewing Is Highly Advised
- EER - tbc, Freehold, Tax - B

## LOCATION LOCATION....

Conaglen Road is set within the highly desirable Old Aylestone Village, a location renowned for its village charm, strong community spirit and attractive surroundings. The area offers a range of local shops, cafés and everyday amenities nearby, while the popular Fosse Park Retail Centre is within comfortable walking distance, providing an excellent selection of high-street stores, restaurants and leisure facilities. Families are well catered for with a choice of well-regarded primary and secondary schools in and around Aylestone. Residents enjoy excellent access to green spaces, including Aylestone Meadows and nearby parks, offering scenic walking routes and outdoor recreation. Conaglen Road also benefits from excellent transport links, with regular bus services, nearby railway connections and convenient access to major road routes such as the A426, A47 and M1, making it ideal for commuters. Combining village character with outstanding convenience, Old Aylestone Village remains a highly sought-after place to live.



## THE INSIDE STORY

*This truly beautiful family home, set within a much sought-after village location, offers stylish, well-proportioned accommodation perfectly suited to modern family life, entertaining & everyday comfort. A welcoming porch opens into the entrance hall, setting the tone for the quality & presentation found throughout. To the front of the property, the lounge is a calm & inviting space, featuring a bay window that fills the room with natural light & a log-burning stove that creates a cosy focal point for relaxed evenings or social gatherings. The heart of the home is the impressive family dining kitchen, designed to bring people together. Finished with sleek gloss cabinetry & contrasting work surfaces, this space is both stylish & practical. Integrated appliances include an eye-level double oven, hob with extractor over & dishwasher, while the generous dining area offers ample room for a table & chairs, making it ideal for family meals, celebrations or entertaining friends. Adjoining the kitchen is a highly practical utility & boot room, providing excellent storage & everyday convenience. French doors open directly onto the garden, enhancing the flow between indoor & outdoor living. Upstairs, the landing leads to three good-sized bedrooms, all beautifully decorated & offering flexibility for family use, guests or home working. The accommodation is completed by a modern family bathroom, finished to a high standard. Outside, the property benefits from a driveway to the front, providing off-road parking. To the rear, the landscaped garden is a standout feature, designed for both relaxation & entertaining. A stylish porcelain patio leads onto a lawn, while a fabulous timber-built undercover structure creates an exceptional outdoor living space — perfect for year-round use with seating, a hot tub & games area.*

