

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

13'11 x 14'11 (4.24m x 4.55m)

Dining Kitchen

20'09 x 8'11 (6.32m x 2.72m)

Utility Area

4'09 x 32'06 (1.45m x 9.91m)

Downstairs WC

Bedroom One

11'00 x 12'01 (3.35m x 3.68m)

Bedroom Two

14 x 9'06 (4.27m x 2.90m)

Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

Family Bathroom



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?

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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.

75 Narrow Lane, Old Aylestone Village, LE2 8NA

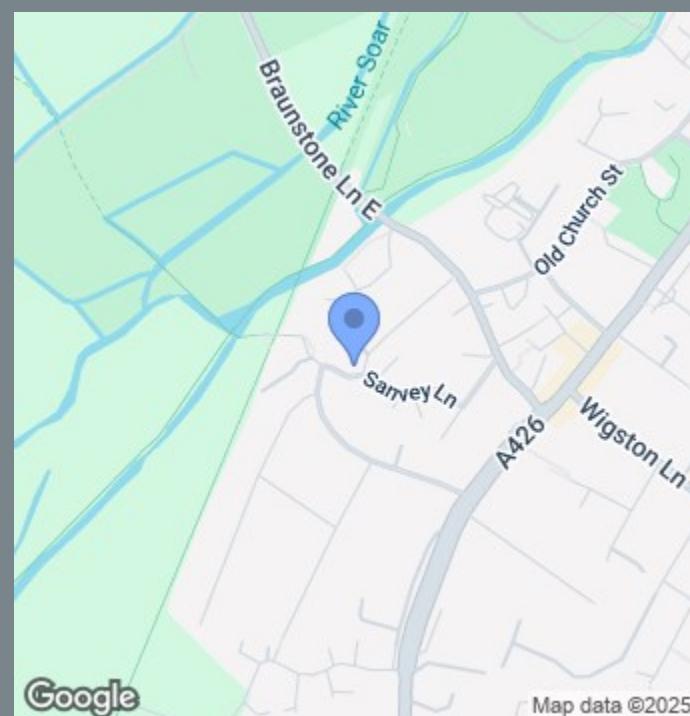
Offers Over £300,000

OVERVIEW

- Three Spacious Bedrooms
- Garage & Driveway
- Beautiful Dining Kitchen
- Stunning Rear Garden
- Sought After Village Location
- Viewings Highly Advised
- Lounge With Window Seat
- EPC Rating -D
- Council Tax band - C
- Freehold Property

LOCATION LOCATION....

75 Narrow Lane is set in the heart of Old Aylestone Village which is a quaint & historic enclave, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has plenty to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



THE INSIDE STORY

Nestled in the heart of a picturesque and highly sought-after village, this delightful three-bedroom family home offers a perfect blend of comfort, character, and contemporary living. From the moment you arrive, the charming front garden creates a warm and welcoming first impression, setting the tone for the beautifully presented interiors within. Step through the inviting entrance hall into a home designed with both style and practicality in mind. To the front of the property, the cosy lounge boasts a large bay window complete with a charming window seat—ideal for relaxing with a book while soaking up the afternoon sun. This space exudes warmth and serenity, making it the perfect haven for family evenings. At the heart of the home lies the spacious dining kitchen, thoughtfully designed to cater to modern family life. Featuring a range of wall and base cabinets, ample worktop space, and a stylish breakfast bar for informal dining, it also accommodates a table and chairs for more formal meals. French doors open seamlessly onto the rear garden, creating an effortless flow between indoor and outdoor living—ideal for entertaining or enjoying summer meals al fresco. Completing the ground floor is a handy wc and utility area, adding further convenience for everyday family life. Upstairs, the property continues to impress with three beautiful bedrooms, each tastefully decorated to offer a restful retreat. The family shower room is fitted to a high standard, featuring a luxurious walk-in double shower, contemporary fixtures, and elegant finishes. Outside, the stunning rear garden is a true highlight. With a lush lawn, mature planted borders bursting with seasonal colour, and a generous patio area perfect for outdoor entertaining or quiet reflection, it offers a tranquil escape from the hustle and bustle. A private driveway provides off-street parking and leads to a garage, adding valuable storage or workspace options.

