

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge**

16'11 x 10'08 (5.16m x 3.25m)

**Dining Kitchen**

14'05 x 10'05 (4.39m x 3.18m)

**Downstairs Cloakroom**

4'11 x 3'06 (1.50m x 1.07m)

**Landing**

**Bedroom One**

11'03 x 11' max (3.48m x 3.35m max)

**En Suite**

**Bedroom Two**

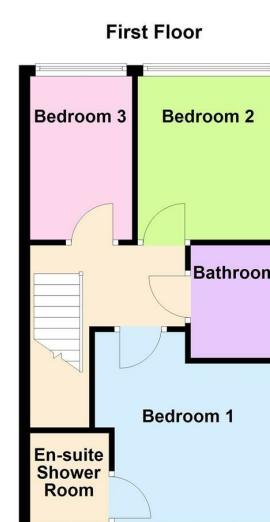
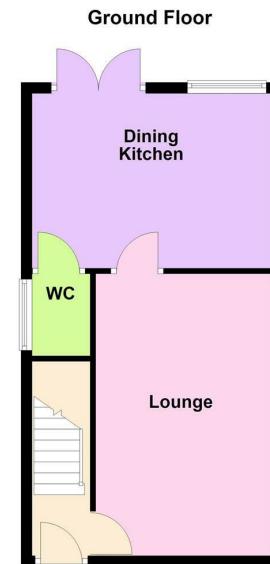
9'05 x 7'08 (2.87m x 2.34m)

**Bedroom Three**

9'05 x 6' (2.87m x 1.83m)

**Bathroom**

6'09 x 5'06 (2.06m x 1.68m)



**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.

62B Lorraine Road, Aylestone, LE2 8ER

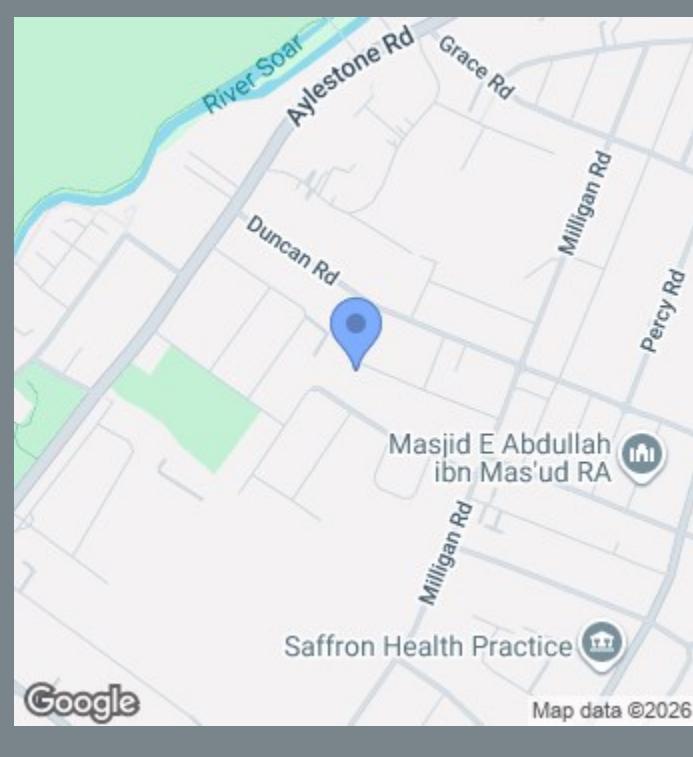
Offers In Excess Of £230,000

# OVERVIEW

- Lovely Semi Detached Home
- No Chain & Fabulous Location
- Entrance Hall & Spacious Lounge
- Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Bathroom & En Suite To Primary
- Driveway & Enclosed Garden
- Viewing Is Essential
- EER - C, Freehold, Tax Band - C

## LOCATION LOCATION....

Lorraine Road in Aylestone is a well-loved residential street that offers a great mix of convenience, community spirit and easy access to everything you need. Families are well catered for with popular nearby schools including Granby Primary, Montrose Primary and Sir Jonathan North Girls' College, all within close reach. The area is rich in green space, with the beautiful Aylestone Meadows—Leicester's largest nature reserve—just moments away, providing riverside walks, cycle paths, wildlife spotting and peaceful open scenery. Everyday amenities are plentiful, with local shops, cafés, takeaways and traditional pubs dotted along Aylestone Road, while the wider retail and dining options at Fosse Park are just a short drive away. Transport links are excellent, with frequent bus services into Leicester city centre, quick access to the ring road and M1/M69, and nearby rail links via Leicester or South Wigston stations. Known for its friendly, long-established community and great location, Lorraine Road offers a lovely setting for comfortable and convenient living.



## THE INSIDE STORY

This lovely semi-detached home is positioned in a popular area and offered for sale with no chain, making it an ideal choice for anyone looking for a smooth and stress-free move. A welcoming entrance hallway leads you into the spacious lounge, where a large front-facing window fills the room with natural light, creating a warm & inviting space perfect for relaxing, hosting friends or enjoying cosy family evenings. The generous dining kitchen is the heart of the home, fitted with ample wall & base cabinets and contrasting work surfaces that provide plenty of storage and workspace for everyday cooking. There's more than enough room for a dining table and chairs, making it a brilliant spot for family meals, entertaining or simply enjoying a morning coffee. French doors open directly into the garden, offering that lovely indoor-outdoor flow and making summer dining effortless. A downstairs cloakroom adds extra convenience for busy households. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family, guests or a home office. The primary bedroom benefits from its own en suite shower room, providing a private retreat at the end of the day, while the main bathroom serves the remaining bedrooms with ease. Outside, the property features a driveway for off-road parking and an enclosed rear garden mainly laid to lawn—ideal for children, pets or simply relaxing in the sunshine. A patio area offers the perfect spot for alfresco dining, barbecues or unwinding with a book. This delightful home offers comfort, practicality & plenty of potential in a sought-after location.

