

## FLOOR PLAN

### DIMENSIONS

Entrance Hall

Lounge

14'09 x 10'05 (4.50m x 3.18m)

Dining Kitchen

Landing

Bedroom One

14'09 x 10'05 (4.50m x 3.18m)

Bedroom Two

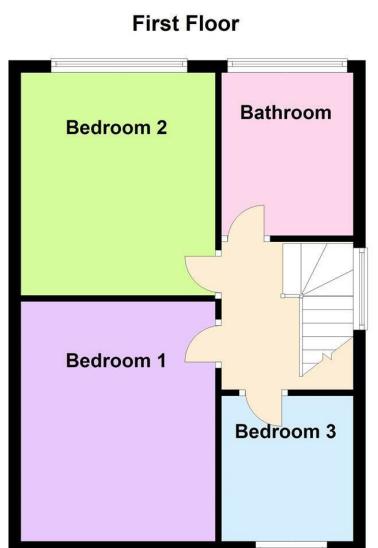
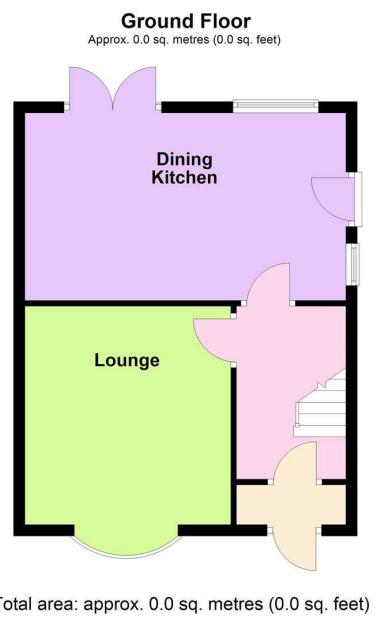
11'11 x 10'05 (3.63m x 3.18m)

Bedroom Three

7'11 x 1' (2.41m x 0.30m)

Bathroom

8'07 x 6'11 (2.62m x 2.11m)



**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?

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.

81 Aylestone Drive, Aylestone, Leicester, LE2 8SB

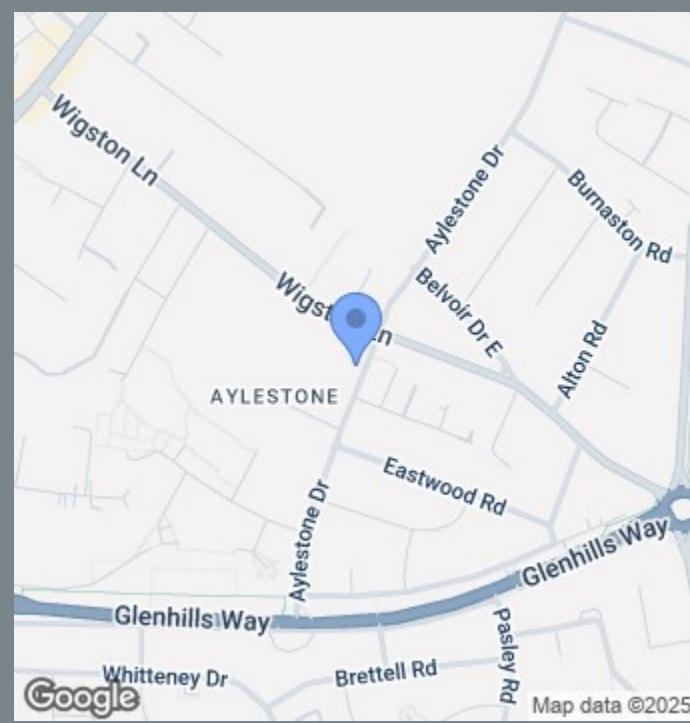
£250,000

# OVERVIEW

- Stunning Family Home
- Fabulous Location
- Porch & Entrance Hall
- Spacious Lounge
- Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motorways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



## THE INSIDE STORY

Welcome to this beautifully presented and impeccably maintained family home, ideally located in a highly sought-after neighbourhood. Combining timeless charm with contemporary living, this property is perfect for modern family life and stylish entertaining. Step inside the welcoming entrance hall, which leads to a spacious lounge featuring a stunning bay window that bathes the room in natural light — the perfect setting for relaxing evenings or cosy gatherings. At the heart of the home is the gorgeous dining kitchen, designed with elegant grey shaker-style units, solid wooden work surfaces, and a full range of integrated appliances, including an oven, hob, and dishwasher. The open-plan layout is perfect for hosting, with a generous dining area and French doors that open out onto the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the landing leads to three beautifully finished bedrooms, each offering a peaceful sanctuary with tasteful décor and thoughtful touches. The family bathroom is sleek and modern, with high-quality fittings and a serene ambiance. Outside, the home continues to impress. A neatly kept front garden provides lovely kerb appeal, while the landscaped rear garden is a true outdoor oasis. Featuring stylish decking, vibrant planting, and a charming garden room, it's the perfect space for relaxing, entertaining, or working from home.

