

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
 10' x 7'2 (3.05m x 2.18m)

**Lounge**  
 13'4 x 11' (4.06m x 3.35m)

**Dining Room**  
 10'8 x 11' (3.25m x 3.35m)

**Kitchen**  
 10'08 x 7'2 (3.25m x 2.18m)

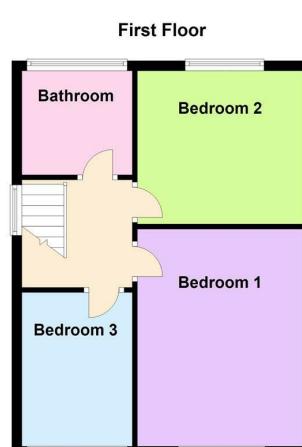
**Landing**

**Bedroom One**  
 14'2 x 11 (4.32m x 3.35m)

**Bedroom Two**  
 10' x 11 (3.05m x 3.35m)

**Bedroom Three**  
 10' x 7'2 (3.05m x 2.18m)

**Family Bathroom**  
 6'9 x 7'2 (2.06m x 2.18m)



**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) 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.

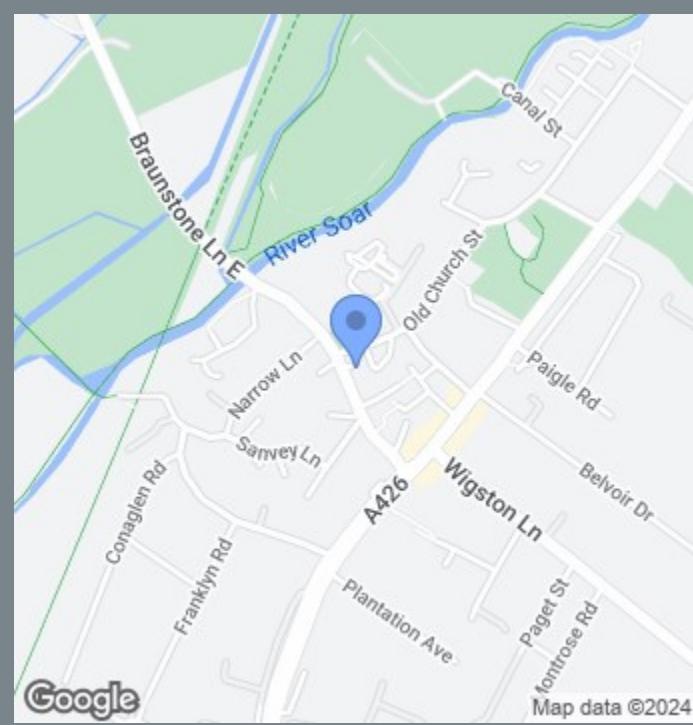
35 Middleton Street, Aylestone, Leicestershire, LE2 8LU  
**Offers In The Region Of £250,000**

# OVERVIEW

- Traditional Family Home In Sought After Village Location
- No Onward Chain
- Entrance Hall
- Lounge Diner
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway, Detached Garage & Enclosed Garden
- Viewing Is Essential
- EER Rating - E, Council Tax C

## 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

*This lovely, traditional, bay fronted family home, in the sought after Old Aylestone Village, is offered for sale with added benefit of no onward chain & really must be viewed internally to fully appreciate all it has to offer. Beginning at the front door we enter into the entrance hall & are greeted with stairs rising up to the first floor & doors into the downstairs rooms. The lounge diner is a fabulous size & has a bay window to the front aspect & patio doors to the rear making it a bright & airy room. The dining area has ample room for a table & chairs for family meals & entertaining whilst the lounge is the perfect place for relaxing at the end of the day with views over the beautiful garden. The kitchen is fitted with a range of wall & base cabinets, has a sink drainer with mixer tap, plumbing for a washing machine & integrated fridge freezer. Taking the stairs to the first floor you will find three very good sized bedrooms & the family bathroom. The family bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin & bath with shower over. Externally to the front is a driveway providing off road parking leading to the detached garage which has an up & over door, power & lighting. To the rear the garden is enclosed & mainly laid to lawn with a patio area perfect for al fresco dining through the summer months with views of the church steeple. An early viewing is essential to avoid disappointment. Council Tax Band C*

