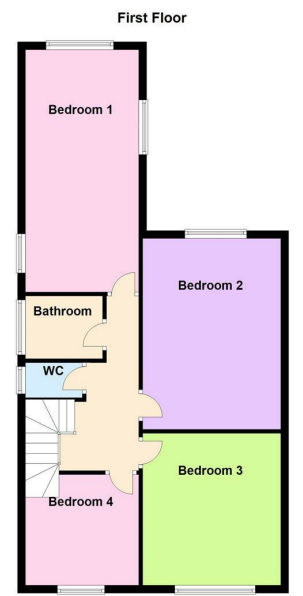


# FLOOR PLAN

- ### DIMENSIONS
- Porch
  - Entrance Hall
  - Lounge  
14'10 x 14'4 (4.52m x 4.37m)
  - Living Room  
10'1 x 11'8 (3.07m x 3.56m)
  - Conservatory  
10'3 x 10'1 (3.12m x 3.07m)
  - Family Living Kitchen  
23'4 x 9'8 (7.11m x 2.95m)
  - Downstairs Cloakroom
  - Outer Lobby
  - Landing
  - Bedroom One  
20'10 x 9'9 (6.35m x 2.97m)
  - Bedroom Two  
16' x 11'8 (4.88m x 3.56m)
  - Bedroom Three  
12'10 x 10'9 (3.91m x 3.28m)
  - Bedroom Four  
9'8 x 9'3 (2.95m x 2.82m)
  - Bathroom  
7'1 x 5'2 (2.16m x 1.57m)
  - Sparate WC
  - Double Garage  
19'5 x 19'3 (5.92m x 5.87m)



**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?  
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.

396 Aylestone Road, Aylestone, Leicester, Leicestershire, LE2 8JA  
Offers In Excess Of £400,000

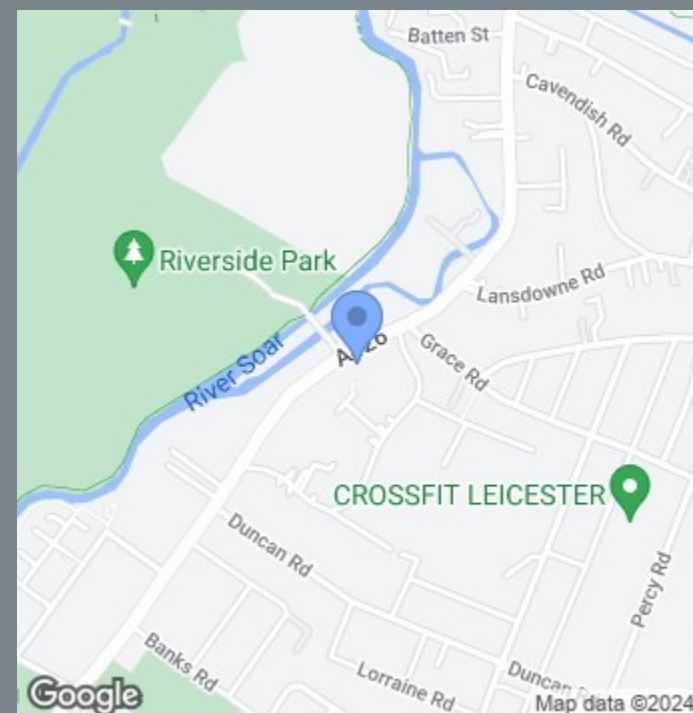


## OVERVIEW

- Spacious, Traditional Family Home
- Sought After Village Location
- Porch, Entrance Hall & Downstairs WC
- Newly Fitted Family Living Kitchen
- Lounge, Living Room & Conservatory
- Four Bedrooms & Family Bathroom
- Driveway & Double Garage
- Enclosed Generous Garden
- EER Rating - D, Tenure - Freehold
- Council Tax Band - D

## 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 motor ways 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

Oozing with character and charm, this beautiful & deceptively spacious family home has many original features & really should be viewed internally to fully appreciate all it has to offer.

On entering into the impressive entrance hall you are greeted with stairs sweeping up to the first floor, wooden flooring & original doors leading into all downstairs rooms.

The lounge is to the front aspect, has a beautiful beamed ceiling, wooden flooring & a feature fireplace creating the perfect room for relaxing at the end of the day.

The living room is to the rear & a lovely family room, it also has a feature fireplace & wooden flooring, French doors open out into the conservatory which is a great addition & can be utilised to suit your own families needs.

Be the envy of friends & family with the family living kitchen, this social space really is the hub of the home, a place where you can cook, eat, entertain & spend time as a family with absolute ease. The kitchen itself has been fitted with a range of gloss finish wall & base cabinets with roll top work surface, stainless steel sink drainer with mixer tap, integrated oven & hob with extractor over & dishwasher. The dining area has room for a table & chairs for family meals & entertaining. The outer lobby gives you covered access to the downstairs cloakroom & the garage.

Taking the stairs to the first floor you will find four very good sized bedrooms with the master having dual aspect windows. The family bathroom has a wash hand basin and bath with shower over, the wc is separate.

Externally this home sits on a fabulous plot with mature gardens to the front & rear. There is a driveway providing ample off road parking which leads to the double garage, having two up & over doors, power & lighting.

To the rear the garden is enclosed & mainly laid to lawn with a lovely patio for outside dining through the summer months. Viewing is a must on this fabulous family home.

