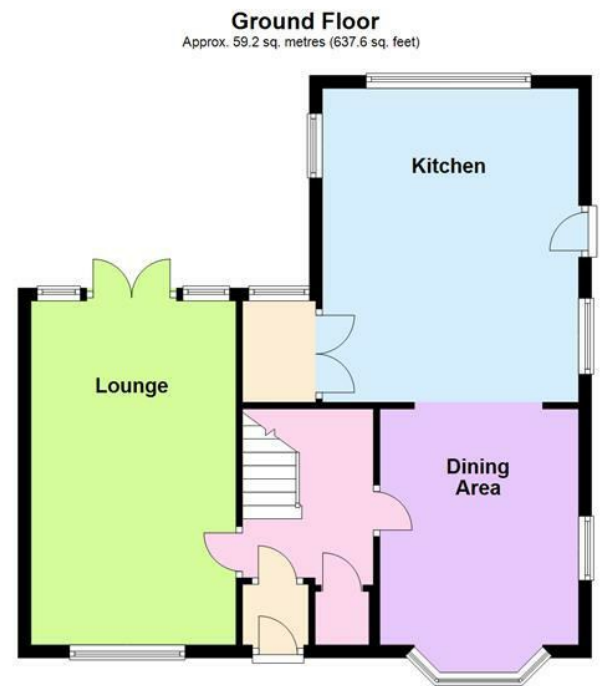
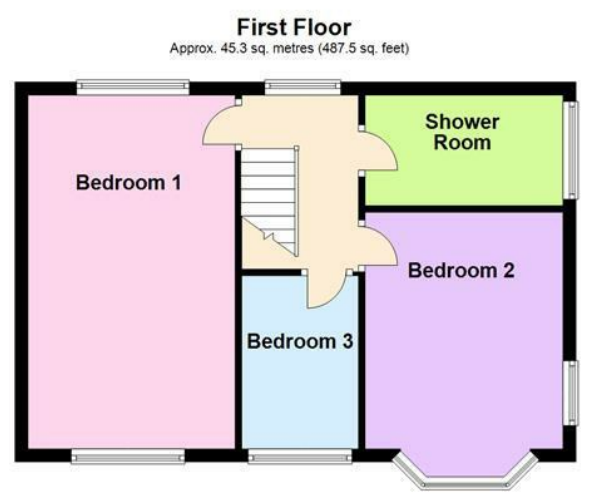


# FLOOR PLAN

- DIMENSIONS**
- Porch
- Entrance Hall
- Lounge  
17'07 x 10'05 (5.36m x 3.18m)
- Kitchen  
16'05 x 13'01 (5.00m x 3.99m)
- Dining Area  
11'06 x 10'01 (3.51m x 3.07m)
- Landing
- Bedroom Oone  
17'08 x 10'06 (5.38m x 3.20m)
- Bedroom Two  
13'11 x 9'11 (4.24m x 3.02m)
- Bedroom Three  
8'05 x 5'11 (2.57m x 1.80m)
- Shower Room  
5' x 9'11 (1.52m x 3.02m)



Total area: approx. 104.5 sq. metres (1125.0 sq. feet)



**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.

17 Morban Road, Old Aylestone Village, LE2 8LW  
**Offers In Excess Of £290,000**

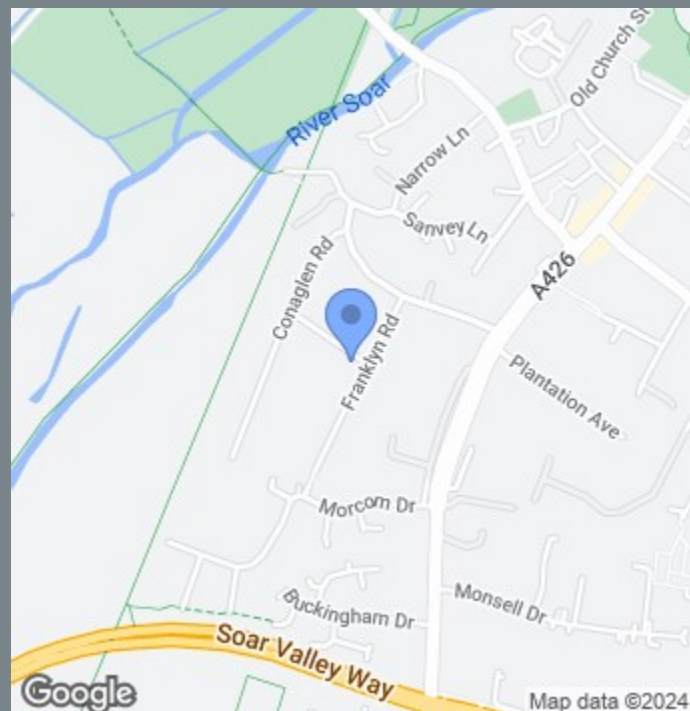


## OVERVIEW

- Spacious Family Home
- Sought After Village Location
- No Onward Chain
- Porch & Entrance Hall
- Dining Kitchen & Lounge
- Three Bedrooms & Newly Fitted Shower Room
- Driveway & Garage
- Beautiful Well Established Garden
- EER Rating - tbc, Freehold
- Council Tax Band - 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 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 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

Nestled in a picturesque village setting, this beautiful double-fronted family home presents a rare opportunity with the added advantage of no onward chain. As you approach, the inviting porch sets the stage for the elegance and charm that awaits inside. The lounge, with its large window overlooking the front garden and patio doors that open to the rear, is a haven of light and tranquility. This versatile room is perfect for both relaxing evenings and entertaining guests, with its seamless connection to the outdoors. The heart of the home is the dining kitchen, a beautifully designed space that combines the functionality of a kitchen with the warmth of a dining area. With ample room for family meals and gatherings, this area is filled with natural light making it a joy to cook and entertain in. Ascending the stairs, you are greeted by three well-proportioned bedrooms, each offering a peaceful sanctuary and a unique view of the surrounding village. The bedrooms are designed with comfort in mind, providing a restful retreat after a long day. The newly fitted shower room has a wc, wash hand basin and walk in shower. Outside, the driveway leads to a detached garage, offering secure parking and additional storage for all your needs. The well-established garden, a true gem, wraps around the property, providing a tranquil setting for outdoor dining, play, and relaxation. With its lush lawn and colourful plantings, the garden is a serene oasis that complements the beauty of the home.

