

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

14' x 11'11" (4.27m x 3.63m)

Bedroom Four/Sitting Room

14' x 11'10" (4.27m x 3.61m)

Bedroom Five/Home Office

6'4" x 11'11" (1.93m x 3.63m)

Family Living Kitchen

11'3" x 29'4" (3.43m x 8.94m)

Downstairs Cloakroom

Landing

Bedroom One

11'4" x 17'1" (3.45m x 5.21m)

Bedroom Two

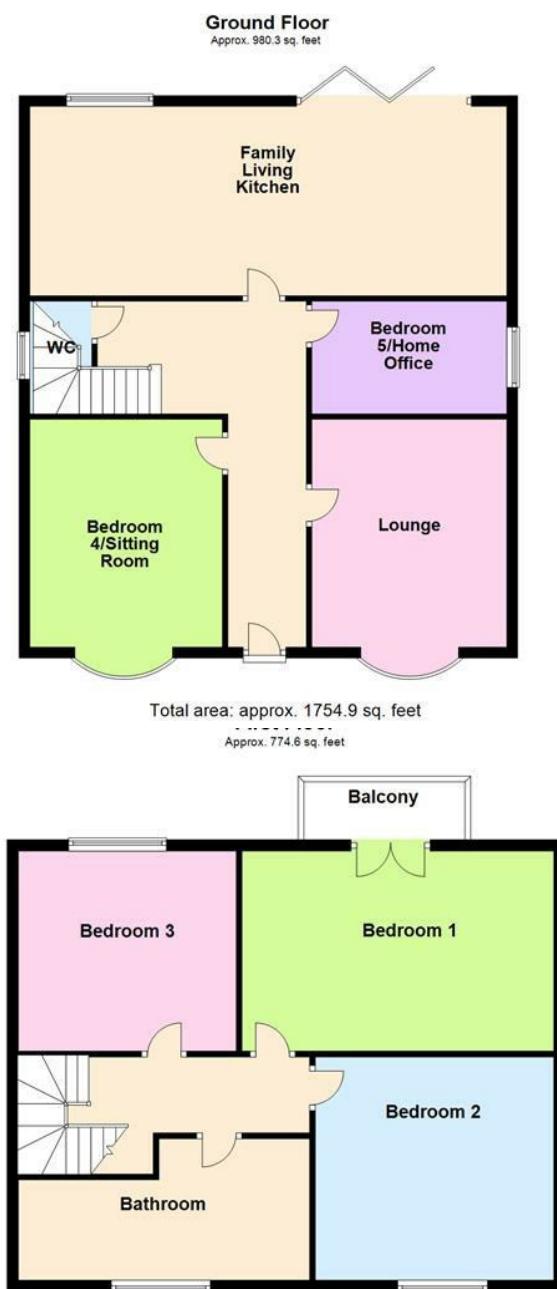
14' x 13'7" (4.27m x 4.14m)

Bedroom Three

11'4" x 12'6" (3.45m x 3.81m)

Family Bathroom

6'10" x 16'1" (2.08m x 4.90m)



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.

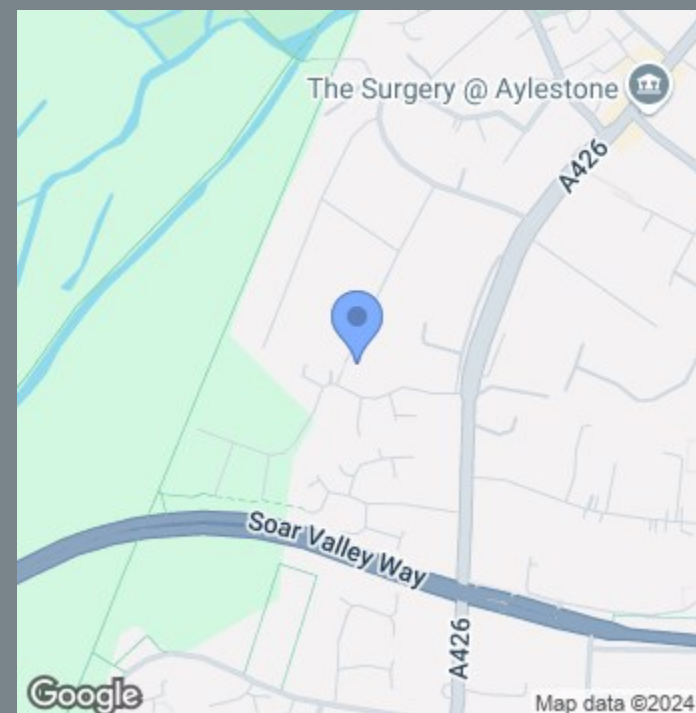
50 Franklyn Road, Old Aylestone Village, LE2 8LL
Offers In Excess Of £425,000

OVERVIEW

- Stunning, Spacious Family Home
- Guide Price £435,000 & Beautiful Village Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Downstairs Cloakroom
- Five Bedrooms & Family Bathroom
- Driveway & Detached Garage
- Enclosed Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Old Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



THE INSIDE STORY

Nestled in an enviable position within a charming village, this stunning family home offers a perfect blend of elegance, comfort & functionality. The property boasts an impressive entrance hall that sets the tone for the rest of the house, leading seamlessly into the spacious lounge. The lounge is a haven of relaxation, with dual aspect windows that flood the room with natural light & offer picturesque views of the surrounding area. At the heart of the home is the family living kitchen, a true focal point that is both functional & inviting. The kitchen features shaker-style units, solid wood work surfaces, & a Belfast sink, exuding a timeless charm. The integrated appliances, including a dishwasher, eye-level oven, microwave & hob, provide convenience & efficiency for the home chef. The breakfast bar is ideal for casual dining, while the dining area, with its bifold doors, opens up the whole room to the rear garden, creating a seamless indoor-outdoor living experience. On the ground floor, there are two versatile rooms that offer flexibility to suit the evolving needs of any family. The first of these rooms can serve as either a cosy sitting room or a convenient fourth bedroom, providing a peaceful retreat or an additional space for guests. The second room is equally versatile, functioning as either a fifth bedroom or a dedicated home office, catering to those who work from home or require a quiet study area. Ascending to the first floor, the landing leads to three immaculate double bedrooms, each offering a sanctuary of comfort & space. The primary bedroom is particularly noteworthy, with its Juliette balcony that provides a tranquil spot to enjoy the morning sun or evening breeze. Outside, the property continues to impress with a driveway leading to a detached garage. The rear garden is a great size with a lawn & patio area, perfect for outdoor dining & entertaining. It is a peaceful retreat, with space for children to play or for adults to relax and unwind.

