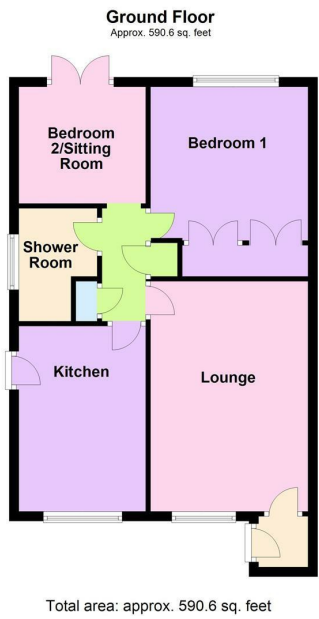


FLOOR PLAN

- DIMENSIONS**
- Entrance Porch**
- Lounge**
15'07 x 10'11 (4.75m x 3.33m)
- Kitchen**
12'08 x 8'08 (3.86m x 2.64m)
- Bedroom One**
10'11 (3.33m)
- Bedroom Two**
7'09 x 8'09 (2.36m x 2.67m)
- Shower Room**
7'02 x 3'08 (2.18m x 1.12m)



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.

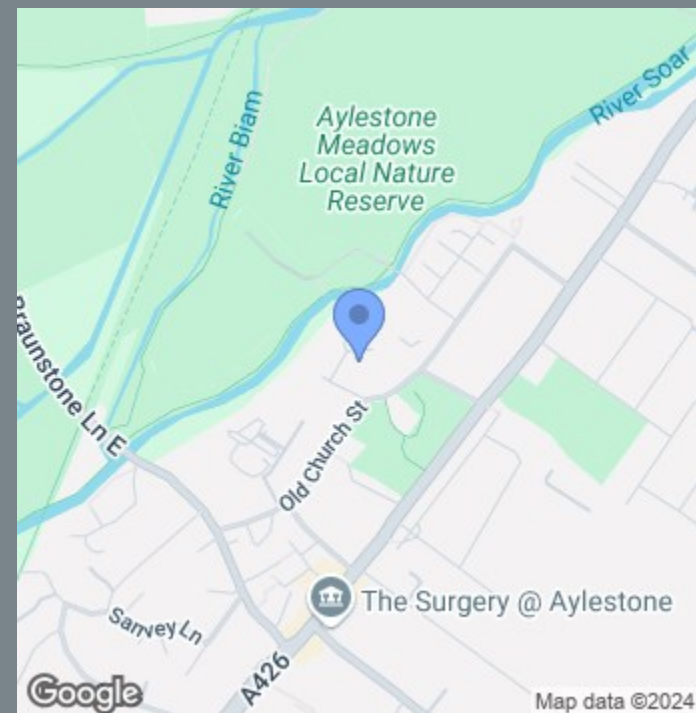
9 Ward Close, Aylestone Village, LE2 8NJ
£270,000

OVERVIEW

- Beautiful Bungalow In Sought After Village
- Cul De Sac Location
- No Onward Chain
- Lounge & Kitchen
- Two BEDrooms
- Newly Fitted Shower Room
- Driveway & Garage
- Front & Rear Gardens
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Nestled in the heart of Leicester, Aylestone is a charming and vibrant community that seamlessly blends historical allure with modern convenience. This delightful area is a haven for those seeking a tranquil yet lively place to call home. Aylestone's rich tapestry of history is woven into its very fabric, with Aylestone Hall Gardens serving as a testament to its storied past. These enchanting gardens are a verdant oasis, offering a serene escape where one can meander through beautifully landscaped paths, admire the array of flora, and soak in the peaceful ambiance. Just a stone's throw away, Aylestone Meadows unfurls its lush expanse, inviting residents and visitors alike to indulge in the great outdoors. Whether it's a leisurely stroll, a family picnic, or an energetic game of football, the meadows cater to every whim and fancy. The natural beauty of Aylestone is complemented by its well-regarded schools, which are dedicated to nurturing young minds and fostering a love for learning. These institutions are not just centers of education but also hubs of community, bringing together families and fostering a sense of belonging. For those who appreciate the finer things in life, Aylestone's proximity to Fosse Park is a boon. This premier shopping and leisure destination offers an array of high-street and designer brands, alongside a variety of dining options and entertainment facilities. Whether it's a day of retail therapy, a catch-up over coffee, or a movie night, Fosse Park has something for everyone.



THE INSIDE STORY

This charming bungalow is nestled at the pinnacle of a serene cul-de-sac in a sought-after village, offering a tranquil retreat with all the conveniences of village life at your doorstep. The property is accessed through an inviting entrance porch, leading you into a cozy lounge where natural light streams in, creating a warm and welcoming ambiance. The heart of the home is the kitchen, thoughtfully designed to cater to the needs of modern living, with ample storage and workspace. The versatile bedroom two, can be effortlessly repurposed as a sitting room or dining room, catering to your lifestyle preferences. This room features French doors that open onto the garden, seamlessly blending indoor and outdoor living. The master bedroom is a peaceful haven, designed for comfort and relaxation. The newly fitted shower room is a testament to the property's commitment to quality and convenience, with contemporary fixtures and fittings. Outside, the driveway leads to a single garage, providing secure parking and additional storage. The lovingly maintained front and rear gardens are a gardener's delight, with the rear garden featuring a patio area perfect for al fresco dining and relaxation, bordered by beautifully maintained flower beds that burst into color with the changing seasons.

