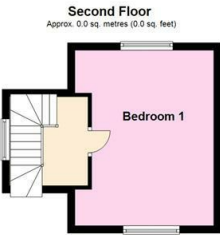
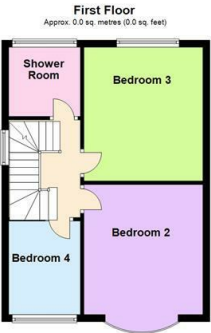


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
12'9 x 11'1 (3.89m x 3.38m)
- Family Living Kitchen**
18'02 x 22'04 (5.54m x 6.81m)
- Utility Room**
7'3 x 5'3 (2.21m x 1.60m)
- Wet Room**
4'10 x 5'07 (1.47m x 1.70m)
- Landing**
- Bedroom Two**
12' x 11'2 (3.66m x 3.40m)
- Bedroom Three**
11' x 12'6 (3.35m x 3.81m)
- Bedroom Four**
6'4 x 7'2 (1.93m x 2.18m)
- Shower Room**
6'3 x 6'8 (1.91m x 2.03m)
- Landing**
- Bedroom One**
10'9 x 15'1 (3.28m x 4.60m)
- Workshop**
17'03 x 9'05 (5.26m x 2.87m)
- Shed Storage**
9'06 x 7'05 (2.90m x 2.26m)



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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

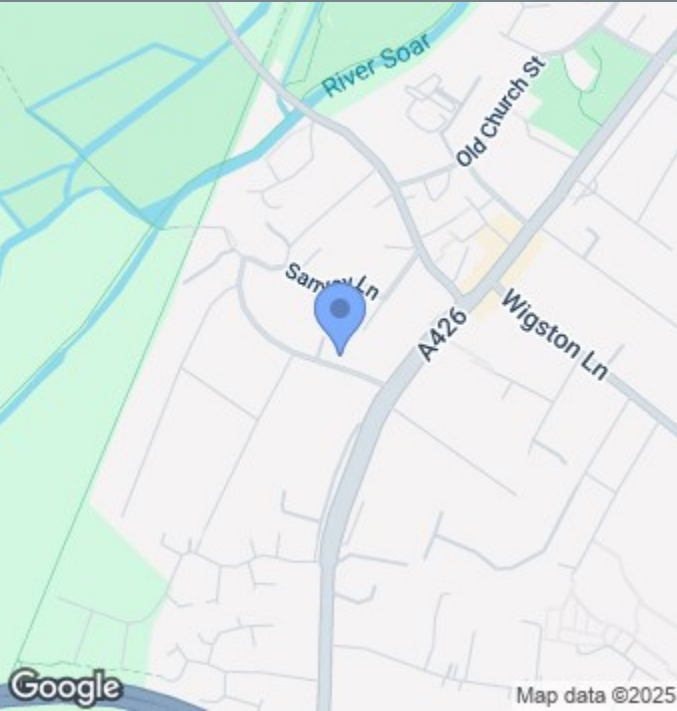
11 Marsden Lane, Old Aylestone Village, LE2 8LS
Offers In Excess Of £335,000

OVERVIEW

- Stunning, Extended Family Home
- Wonderful Vilage Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Utility & Downstairs Wet Room
- Four Bedrooms & Shower Room
- Front & Rear Landscaped Gardens
- Workshop & Storage Shed
- Viewing Is A Must
- EER - D, Freehold, 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 the enchanting Old Aylestone Village, this exquisite three-storey home is a true testament to elegance & comfort. As you step through the entrance, you are immediately welcomed by a charming entrance hall that sets the stage for the beauty and warmth that lies within. The lounge, with its inviting bay window & a stunning feature fireplace, is the perfect retreat for relaxation & tranquility. The heart of this home is the magnificent family living kitchen, a space designed for culinary creativity, family gatherings & entertaining friends. The kitchen is equipped with integrated appliances, including a fridge, freezer, dishwasher & an eye-level oven with a convenient fold-away door. The inset sink adds a touch of sophistication, while the dining area, featuring bi-fold doors, seamlessly connects the indoors with the lush garden, creating an ideal setting for al fresco dining & enjoying the serene surroundings. Adjacent to the kitchen, you'll find a practical utility room & a stylish downstairs wet room, adding both convenience & luxury to this beautiful home. Ascending to the first floor, a spacious landing leads you to three generously sized bedrooms. Bedroom two is a standout with fitted wardrobes & a charming bay window, offering ample storage & an abundance of natural light. The modern shower room on this floor adds a touch of contemporary elegance. Climbing further to the second floor, you will discover the master bedroom, which boasts dual aspect windows, providing breathtaking views & an abundance of natural light. This serene sanctuary is the perfect place to unwind & enjoy the peaceful ambiance. The home is complemented by beautifully landscaped front & rear gardens, perfect for enjoying the outdoors & soaking in the beauty of Aylestone Village. Additionally, there is a versatile workshop with power & lighting, ideal for hobbies or projects & a raised patio area for al fresco dining, making this home a true gem in the heart of the village

