13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

# nestegg properties

# **FLOOR PLAN**

### DIMENSIONS

**Entrance Hall** 11'04 x 6'05 (3.45m x 1.96m)

Lounge 22'09 x 11'05 (6.93m x 3.48m)

Family Living Kitchen 20' x 17' max (6.10m x 5.18m max)

### Utility

Downstairs Cloakroom 2'10 x 5'11 (0.86m x 1.80m)

Landing

Bedroom One 12'07 x 9'03 (3.84m x 2.82m)

En Suite 3'11 x 9'03 (1.19m x 2.82m)

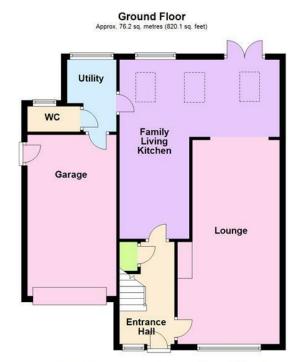
Bedroom Two 12'11 x 9'03 (3.94m x 2.82m)

Bedroom Three 9'04 x 12'03 (2.84m x 3.73m)

**Bedroom Four** 9'02 x 8'09 max (2.79m x 2.67m max)

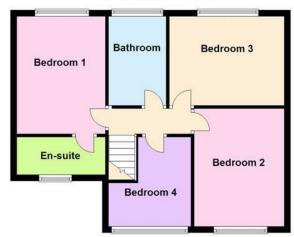
Family Bathroom

Garage 17'03 x 10'01 (5.26m x 3.07m)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)

### **First Floor** Approx. 54.1 sq. metres (582.3 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, LEI8 1NR Telephone: OII6 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

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

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 rei 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.

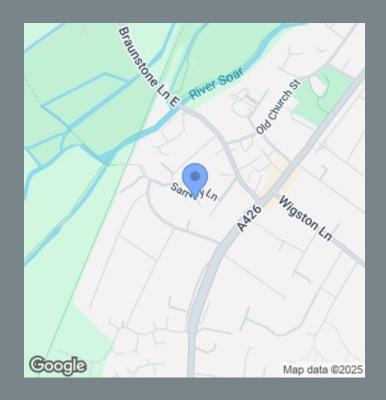
52 Sanvey Lane, Old Aylestone Village, Leicestershire, LE2 8NF Offers In Excess Of £350,000

### **OVERVIEW**

- Beautiful Extended Family Home
- Fabulous Village Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Driveway & Garage
- Rear Garden With Two Storey Tree House
- EER C, Freehold, Tax Band B

### 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 aurrounding motor ways & Lose Shae planty surrounding motor ways & Fosse Shopping Park & has plenty 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

This stunning, extended family home is nestled in the heart of the charming old Aylestone village, offering a perfect blend of traditional charm and modern comfort. As you step through the front door, the welcoming entrance hall sets the tone with its warm and inviting atmosphere. The spacious lounge, with its large window to the front, floods the room with natural light and provides a picturesque view of the village. The cosy fireplace adds a touch of elegance and warmth, making it an ideal spot for relaxation and gatherings with loved ones. The heart of the home is the family living kitchen, where the beautiful solid wood floor and high-end finishes create a warm and inviting ambiance. The kitchen itself is a chef's dream, featuring a generous pantry, a ceramic sink and a range cooker, perfect for preparing family meals and entertaining guests. The dining area is brightened by skylights and French doors that open onto the garden, creating a seamless indooroutdoor living experience. Whether you're enjoying a quiet breakfast or hosting a dinner party, this space is sure to impress. Convenience is key in this home, with a utility room and a downstairs cloakroom adding practicality to the layout. Upstairs, the landing leads to four generously sized bedrooms, each offering a peaceful retreat. The master bedroom is a true sanctuary, complete with an en suite shower room for added privacy and luxury. The family bathroom serves the other bedrooms, ensuring everyone has their own space to unwind. Outside, the property boasts a driveway and a garage, providing ample parking and storage. The garden is delightful, featuring a patio for al fresco dining, a lush lawn for outdoor activities, and a two-storey tree house that will capture the imagination of children and adults alike.



