

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
13'1 x 12'4 (3.99m x 3.76m)

Dining Room
15'2 x 12'1 (4.62m x 3.68m)

Breakfast Kitchen
19'2 x 8'7 (5.84m x 2.62m)

Utility Area

Downstairs Cloakroom

Landing

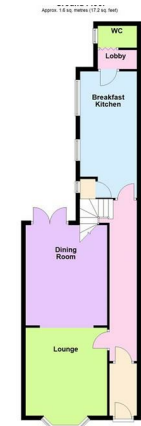
Bedroom One
16'11 x 15'9 (5.16m x 4.80m)

Bedroom Two
12'1 x 11'9 (3.68m x 3.58m)

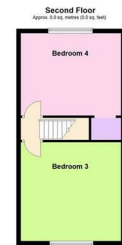
Family Bathroom
15'9 x 9' (4.80m x 2.74m)

Bedroom Three
16' x 14' (4.88m x 4.27m)

Bedroom Four
15'3 x 12'4 (4.65m x 3.76m)



Total area: approx. 17.2 sq. metres (17.2 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.
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.

5 Lansdowne Road, Aylestone, Leicestershire, LE2 8AS

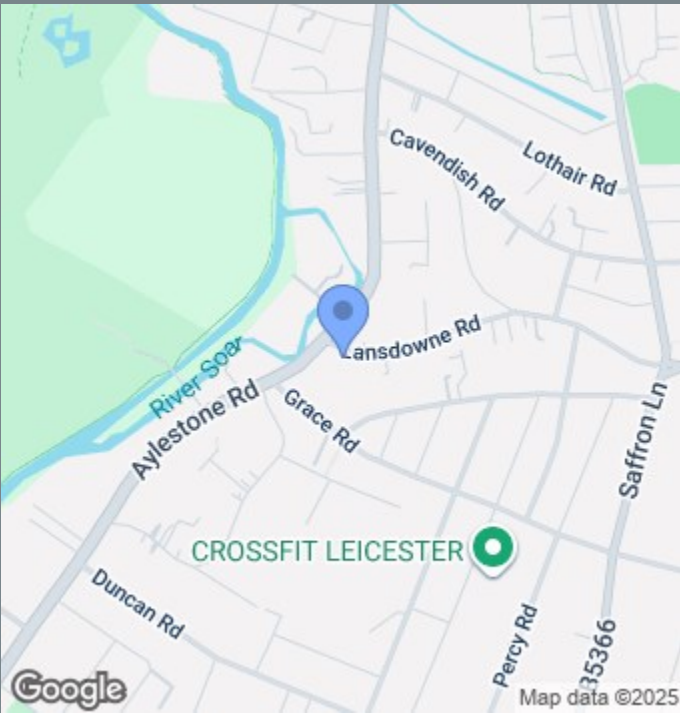
Offers In Excess Of £290,000

OVERVIEW

- Beautiful Period Family Home - NO CHAIN
- Spacious Throughout
- Original Features
- Entrance Hallway & Breakfast Kitchen
- Lounge & Dining Room
- Utility & Downstairs Cloakroom
- Four Bedrooms & Stunning Family Bathroom
- Lovely Garden
- Viewing Is A Must
- Tax Band - C, Freehold, EER - D

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 just across the road 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

Welcome to this truly stunning & spacious period home, perfectly positioned in a highly desirable & well-connected location & offered to the market with no onward chain, making your move as seamless as possible. Rich in original features & full of character, this elegant property combines timeless charm with thoughtful modern touches, offering a warm & inviting atmosphere throughout. As you step through the front porch & into the grand entrance hall, you're immediately greeted by high ceilings, classic detailing & a sense of space & light. The front lounge is a cosy yet refined retreat, featuring a beautiful open fire & a large bay window that floods the room with natural light, the perfect spot to unwind on quiet evenings. The dining room continues the period elegance with another open fire & stunning French doors that open directly onto the rear garden, offering effortless indoor-outdoor flow ideal for entertaining or enjoying summer evenings. At the heart of the home is the beautifully appointed breakfast kitchen, thoughtfully designed with solid wood worktops, ample cabinetry, integrated fridge freezer & a generous walk-in pantry. There's ample space here for a dining table & chairs, creating a warm & sociable hub for informal meals & morning coffee. A practical utility space & a downstairs cloakroom add convenience. Up the charming dog-leg staircase, the first floor hosts two spacious double bedrooms both beautifully finished. The luxurious family bathroom is a true sanctuary, featuring a deep inset bath, walk-in shower, twin sinks & wc, a beautiful blend of modern design & classic elegance. On the second floor you'll find two further well-proportioned bedrooms, full of light and flexibility. Outside the property continues to impress with a charming front garden that enhances the home's kerb appeal & a well-designed, low-maintenance rear garden, a private & peaceful haven perfect for al fresco dining, relaxing with a book, or enjoying time with family & friends

