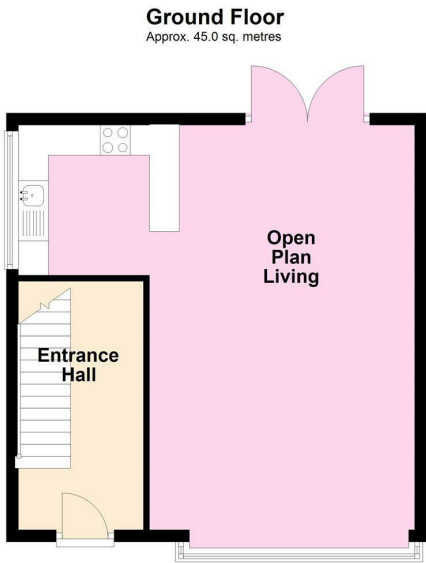


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Open Plan Living
22'10 x 16'00 (6.96m x 4.88m)
- Upstairs Landing
- Bedroom One
12'7 x 10 (3.84m x 3.05m)
- Bedroom Two
10'02 x 10 (3.10m x 3.05m)
- Bedroom Three
7'1 x 5'11 (2.16m x 1.80m)
- Family Bathroom
5'11 x 5'5 (1.80m x 1.65m)



Total area: approx. 87.8 sq. metres



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.

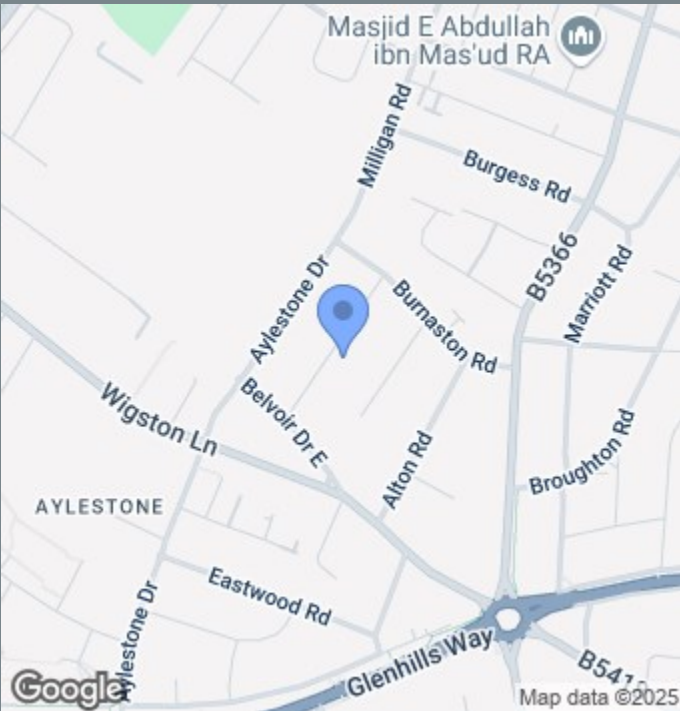
38 Cranfield Road, Aylestone, Leicestershire, LE2 8QQ
Offers In Excess Of £250,000

OVERVIEW

- Three Bedroom Family Home
- Semi Detached Property
- Light And Airy Throughtout
- Local Amenities Close By
- Perfect For First Time Buyers
- Large Rear & Sunny Garden
- Viewings Highly Advised
- EPC Rating -D
- Freehold Property
- Council Tax Band -A

LOCATION LOCATION....

Cranfield Road, Aylestone is nestled in a popular and well-established residential area just south of Leicester city centre. The street offers a quiet, community-focused setting while benefiting from close proximity to a range of local amenities. Aylestone itself is known for its mix of characterful older homes and modern conveniences, with nearby schools, parks, shops, and eateries making it ideal for families and professionals alike. Cranfield Road is particularly well-placed for access to major transport links, including the M1 and M69 motorways, as well as Leicester's mainline railway station. With the scenic Aylestone Meadows nature reserve just a short walk away, residents can enjoy plenty of green space and riverside walks, adding to the area's overall appeal.



THE INSIDE STORY

This beautifully presented three-bedroom semi-detached home is perfect for first-time buyers or growing families. Situated in the sought-after area of Aylestone, the property benefits from a modern interior throughout, a spacious layout, and excellent local amenities nearby.

The home features a charming bay-fronted lounge, a separate dining room, and a stylish kitchen with breakfast bar, ideal for everyday living and entertaining. Patio doors from the kitchen lead out to a generous rear garden with a slabbed patio and well-kept lawn – a great space for relaxing or hosting guests.

Upstairs, you will find two double bedrooms, a good-sized single bedroom, and a contemporary family bathroom complete with a bath and shower over.

Externally, there is potential to create a driveway (subject to council approval for a dropped kerb), adding further convenience to this already attractive home. Don't miss the opportunity to view this lovely property – a fantastic place to call home in a well-connected and welcoming neighbourhood.

