

## FLOOR PLAN

### DIMENSIONS

**Porch**

**Entrance Hall**

**Kitchen**

10'09 x 8'5 (3.28m x 2.57m)

**Lounge Diner**

16'3 x 11'9 (4.95m x 3.58m)

**Landing**

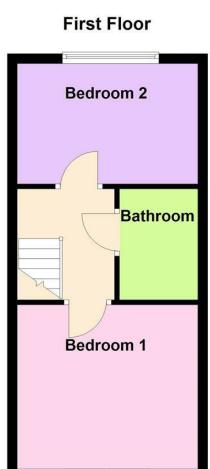
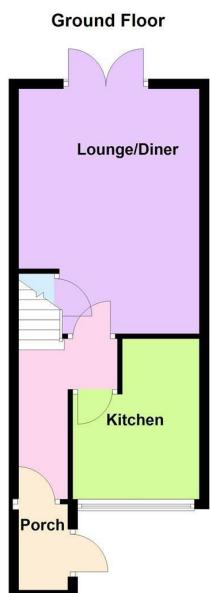
**Bedroom One**

11'6 x 11'10 (3.51m x 3.61m)

**Bedroom Two**

7'7 x 11'9 (2.31m x 3.58m)

**Bathroom**



**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](mailto: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/](http://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.

31 Grace Road, Aylestone, LE2 8AD

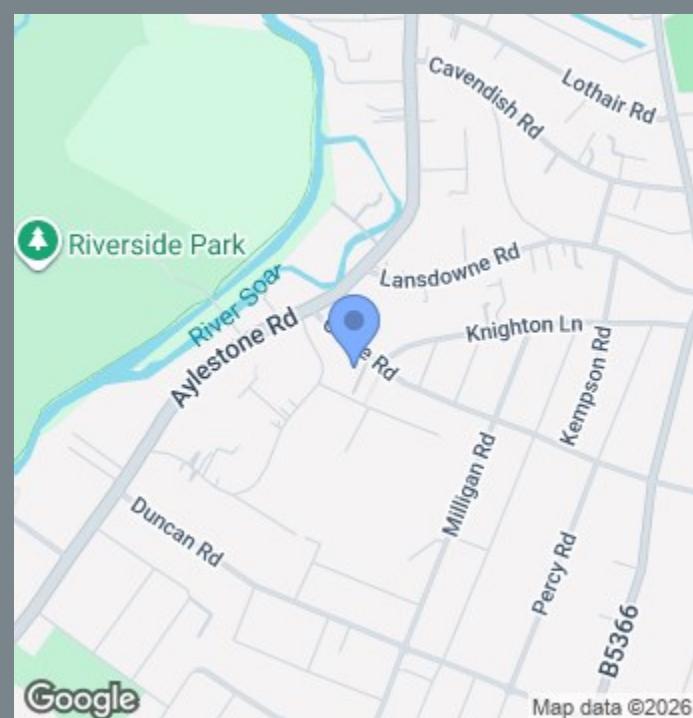
£180,000

# OVERVIEW

- Fabulous First Time Or Investment Buy
- No Onward Chain
- Great Location & Viewing Advised
- Porch & Hallway
- Lounge Diner & Kitchen
- Two Bedrooms
- Modern Bathroom
- Front & Rear Garden
- Garage & Parking To Rear
- EER - tbc, Freehold, Tax Band - A

## LOCATION LOCATION....

Grace Road in Aylestone is a well-established and convenient location that offers a strong sense of community alongside excellent local amenities. Families are well served by nearby schools including Granby Primary, Montrose Primary and Sir Jonathan North College, all within easy reach. One of the area's standout features is its proximity to green spaces, with Aylestone Meadows close by, providing beautiful riverside walks, cycle routes and open countryside ideal for outdoor leisure. Everyday shopping needs are easily met with local shops, cafés, takeaways and pubs along Aylestone Road, while the wider retail and dining options at Fosse Park are just a short drive away. Transport links are excellent, with frequent bus services into Leicester city centre, convenient access to the ring road and M1/M69 motorways, and nearby rail connections at Leicester.



## THE INSIDE STORY

*This lovely home is perfectly suited as an ideal first-time purchase or a fantastic investment opportunity, offered with no onward chain and set in a fabulous location. A welcoming porch opens into the entrance hall, creating a warm first impression as you step inside. The spacious lounge diner provides a versatile living space, ideal for both relaxing and entertaining, with plenty of room for comfortable seating and a dining table. French doors open directly onto the garden, allowing natural light to flood the room and creating an easy flow between indoor and outdoor living. The kitchen is thoughtfully fitted with white shaker-style cabinets, complemented by contrasting wood-effect work tops for a timeless look. Featuring a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer, it offers everything needed for everyday cooking while remaining easy to personalise. Upstairs, the landing leads to two generous double bedrooms, both beautifully finished and offering peaceful, comfortable retreats. The bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin and a bath with shower over, providing practicality for daily routines. Outside, the property benefits from a front garden and a private rear garden with a lawn and patio area, perfect for enjoying the sunshine or alfresco dining. Completing the picture is the added advantage of parking and a garage to the rear, making this a well-rounded home in a highly desirable setting.*

