

FLOOR PLAN

DIMENSIONS

Porch
 1'07 x 6'01 (0.48m x 1.85m)

Entrance Hall
 13'04 x 6'01 (4.06m x 1.85m)

Dining Room
 13'03 x 10'09 (4.04m x 3.28m)

Lounge
 14'05 x 10'09 (4.39m x 3.28m)

Dining Kitchen
 18'08 x 7'09 (5.69m x 2.36m)

Downstairs Cloakroom
 3'07 x 4'05 (1.09m x 1.35m)

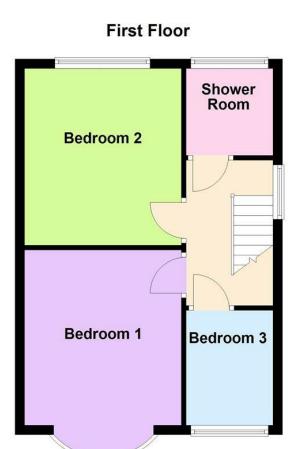
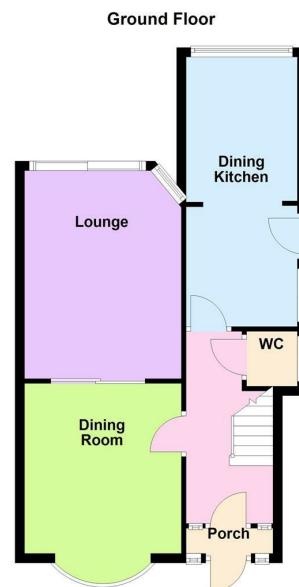
Landing

Bedroom One
 13'03 x 10'11 (4.04m x 3.33m)

Bedroom Two
 12'05 x 10'11 (3.78m x 3.33m)

Bedroom Three
 7'08 x 6'01 (2.34m x 1.85m)

Shower Room
 6'02 x 6' (1.88m x 1.83m)



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.

42 St. Annes Drive, Aylestone, LE2 8HT

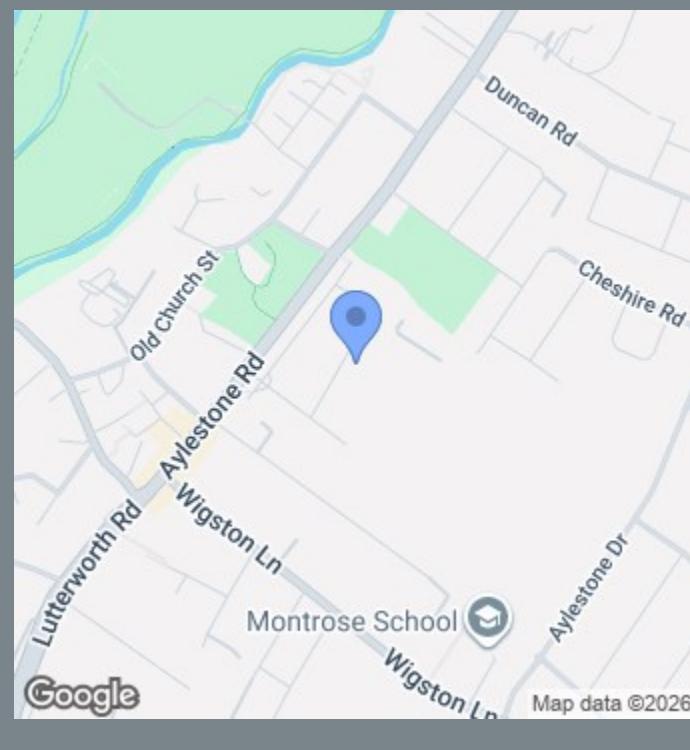
Offers In Excess Of £290,000

OVERVIEW

- Beautiful Family Home
- Fabulous Location With Open Views To Rear
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Dining Kitchen & Downstairs Cloakroom
- Three Bedrooms & Modern Shower Room
- Driveway & Garden
- Viewing Is A Must
- EER - tbc, Freehold, Tax Band - C

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 motorways 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 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

Set within the lovely village of Aylestone & enjoying open views to the rear, this attractive semi-detached home is offered to the market with the added benefit of no onward chain, making it an ideal choice for a smooth & straightforward move. A welcoming porch opens into the entrance hall, where attractive engineered wooden flooring immediately creates a sense of warmth & quality. This flooring flows seamlessly through into the dining room & lounge, enhancing the feeling of space & continuity throughout the ground floor. The dining room is a fantastic size & features a bay window, making it a bright & inviting space with ample room for a table & chairs — perfect for family meals, entertaining or more formal dining. Sliding doors lead through into the lounge, allowing flexibility to enjoy open-plan living or more defined spaces as desired. The lounge offers a cosy yet spacious retreat, complete with a feature fireplace & patio doors opening directly onto the garden, ideal for relaxing or hosting during warmer months. The dining kitchen is well laid out & fitted with a range of wall & base cabinets, a sink drainer with mixer tap, eye-level double oven & plumbing for a washing machine. The dining area provides generous space for a table & chairs, creating a sociable hub for everyday living. Completing the ground floor is a convenient downstairs cloakroom. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexibility for family life, guests or home working. Bedroom one benefits from a bay window, adding character & light. The accommodation is completed by a newly fitted shower room, featuring a modern walk-in double shower. Outside, the property enjoys a driveway to the front providing off-road parking. To the rear, the garden offers a patio area ideal for outdoor seating & dining, leading up to a raised lawn — all perfectly positioned to take advantage of the open views beyond.

