

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
8'07 x 10'6 (2.62m x 3.20m)

**Lounge**  
11'11 x 17'10 (3.63m x 5.44m)

**Downstairs Shower Room**  
6'02 x 10'05 (1.88m x 3.18m)

**Family Living Kitchen**  
23'05 x 19'04 (7.14m x 5.89m)

**Utility Room**  
11'11 x 5'01 (3.63m x 1.55m)

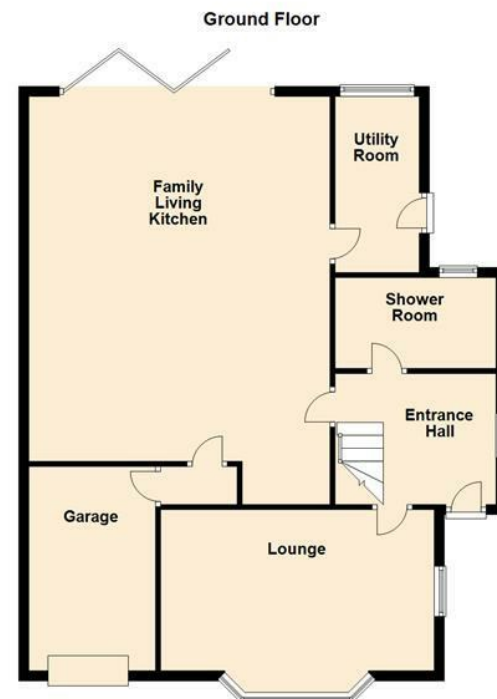
**Landing**

**Bedroom One**  
13'09 x 11'11 (4.19m x 3.63m)

**Bedroom Two**  
11'09 x 17'10 (3.58m x 5.44m)

**Bedroom Three**  
15'11 x 7'09 (4.85m x 2.36m)

**Family Bathroom**  
5'09 x 7'09 (1.75m x 2.36m)



**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/](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 Plantation Avenue, Aylestone Village, Leicestershire, LE2 8PQ

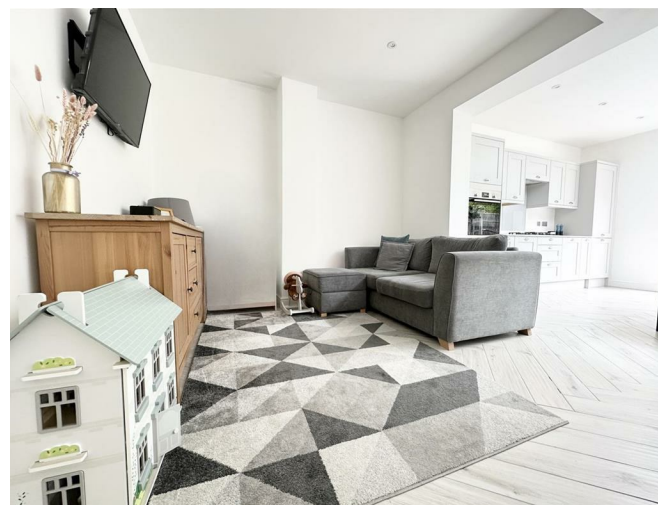
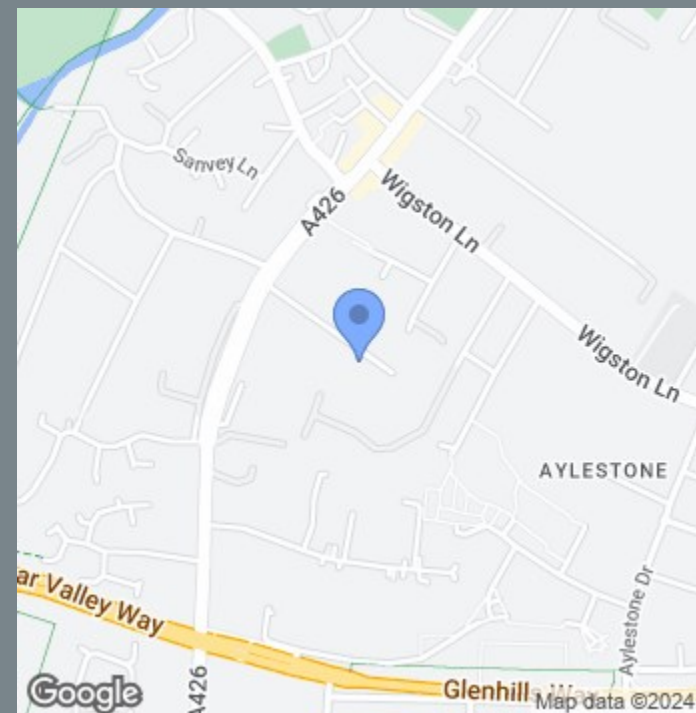
Offers Over £450,000

## OVERVIEW

- Stunning Extended Family Home
- Beautiful Village Location
- Entrance Hall & Lounge
- Downstairs Shower Room
- Family Living Kitchen & Utility
- Three Bedrooms & Family Bathroom
- Driveway & Generous Garden
- Viewing Is A Must
- EER Rating - E, Freehold
- Council Tax Band - 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 the surrounding motor ways and Fosse shopping park and has everything to offer with a wide range of shops, supermarkets, takeaways, restaurant's and pubs. For all the fitness fanatic's 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-boys secondary school and 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.



## THE INSIDE STORY

*This truly stunning, detached family home, nestled on a tree lined avenue in the heart of Aylestone village has been thoughtfully extended & improved by the current owners creating a home to be proud of.*

*The entrance hall is welcoming & bright, has wooden flooring, a dog leg staircase rising up to the first floor & doors into the downstairs rooms. The lounge is finished in contemporary decor, is a truly welcoming and inviting space, has a bay window & a delightful log burning stove. The family living kitchen has a real social vibe, a place where you can eat, entertain & spend time as a family with absolute ease. The newly fitted kitchen has a range of shaker style wall & base cabinets, has an island with inset sink drainer with mixer tap, integrated appliance's to include fridge freezer, eye level oven with hob & extractor & dishwasher. The fantastic Bi-fold doors open up the whole rear of the kitchen bringing this room to life in the warmer months. There is ample room for a table & chairs for family meals & this room also benefits from a log burning stove. The utility has plumbing for a washing machine & space for a tumble dryer. The downstairs shower room has a low level wc, wash hand basin & walk in shower. Travelling up to the first floor you will find three very good sized bedrooms, all are beautifully finished & bedroom two has a feature fireplace. The stunning family bathroom is fitted with a four piece suite comprising of low level wc, wash hand basin with vanity around, free standing bath, a walk in shower cubicle, stylish tiling & beautiful flooring. Externally to the front is a driveway providing off road parking & the integrated garage which has a roller shutter door, power & lighting. To the rear the well established garden is mainly laid to lawn & has a patio area perfect for al fresco dining through the summer months.*

