

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hallway

11'8 x 6

Living Room

11 x 9'9

Dining Area

12 x 11

Kitchen

8'2 x 5'9

First Floor Landing

6'7 x 6

Bedroom One

12 x 10'8

Bedroom Two

10'4 x 10

Bedroom Three

7'2 x 6'5

Shower Room

7'7 x 5'9



Vernon Road, Leicester LE2 8GD

£199,950

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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Mid Town Home In A Convenient Location
- Generous Rear Garden
- Driveway To The Front
- Entrance Hallway & Living Room
- Dining Area & Kitchen
- First Floor Landing & Refitted Shower Room
- Three Bedrooms
- Energy Rating D
- Council Tax Band A
- Freehold

Location Is Everything

Aylestone is a delightful and serene area that offers the perfect balance of suburban tranquility and urban convenience, making it an ideal place to call home. From its charming streets lined with well-kept houses to its welcoming community spirit, Aylestone stands out as a family-friendly locale. The area boasts an impressive selection of schools, including esteemed primary and secondary institutions, ensuring that children receive a high-quality education close to home. Aylestone's amenities are second to none, featuring a variety of local shops, eateries, and recreational facilities that cater to a range of interests and needs. Furthermore, the proximity to green spaces like Aylestone Meadows provides residents with beautiful outdoor areas for leisure and relaxation. With excellent transport links to the city center, Aylestone combines the best of both worlds, offering a peaceful residential ambiance while still being within easy reach of all the bustling city-life amenities.



Inside Story

Welcome to a three-bedroom mid-townhouse, loved by its owners but in need of updating. This inviting property, though in need of some modernisation, boasts a wealth of potential, making it the ideal canvas for creating your dream home. As you step through the front door, you are welcomed into a hallway and a staircase leading to the first floor. The hallway provides access to all the ground floor rooms, beginning with a spacious living room. This bright and airy space features a bay window that floods the room with natural light, creating a warm and inviting atmosphere. The living room seamlessly opens into a dedicated dining area, where you can imagine enjoying family meals and entertaining guests. The separate kitchen, while needing some updates, is functional and offers both wall and base units for storage. A sink drainer unit and cooker are already in place, allowing you to whip up meals with ease. Ascending to the first floor, you will find three well-proportioned bedrooms. The first two bedrooms are doubles. The third bedroom, a good single. Each room holds great potential, providing a blank canvas to tailor to your individual needs and preferences. The refitted shower room is a practical and stylish space, equipped with a corner shower unit, a vanity wash hand basin, and a low-level WC. The contemporary fittings provide a touch of modern luxury. To the front of the property, there is convenient parking via a driveway, making everyday comings and goings hassle-free. The rear of the property has a generous garden, a great space for gardening enthusiasts or for enjoying sunny afternoons. The garden features a patio area perfect for outdoor seating and is mainly laid to lawn. Additional storage is conveniently provided by two brick outbuildings and two garden sheds, ensuring that all your storage needs are catered for.

