

Room Sizes

Porch

Hallway

14'3 x 7'2

Dining Room

10'8 x 10'4

Living Room

13'4'4 x 10'8

Conservatory

9'7 x 9'2

Kitchen

9'4 x 7'2

First Floor Landing

7'2 x 6'9

Bedroom One

13'9 x 10'8

Bedroom Two

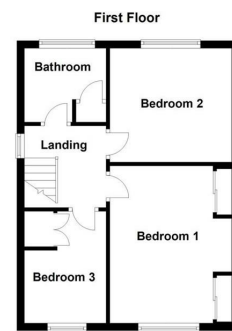
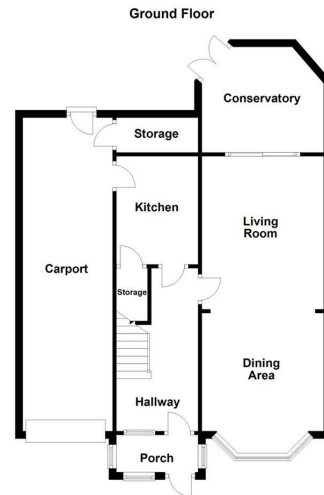
10'8 x 10

Bedroom Three

9'9 x 7'2

Bathroom

7'10 max x 6'6 max



Middleton Street, Leicester LE2 8LU

£250,000

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.

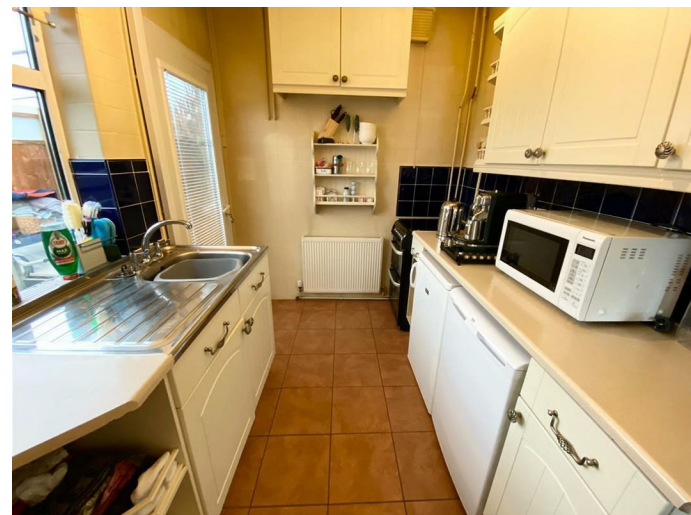
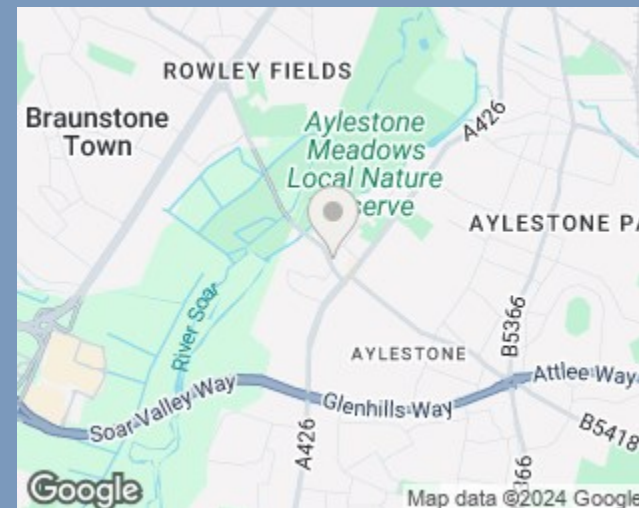
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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

- Traditional Semi Detached Family Home
- Sought After Old Aylestone Location
- Potential For Extension - Subject To Planning
- Driveway, Carport & Generous Garden
- Entrance Porch & Hallway
- Living Room, Dining Area & Conservatory
- First Floor Landing & Bathroom
- Three Bedrooms
- Energy Rating C
- Council Tax Band B & Freehold

Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city center, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. The suburb is also well-connected, with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



Inside Story

This delightful 1927 traditional semi-detached family home is located within a prominent position in the sought after area of Old Aylestone. The potential for extension, subject to planning, adds a layer of excitement for those looking to customise and expand their living space.

As you step through the entrance porch and hallway, you are greeted by a warm and inviting atmosphere that flows seamlessly into the dining area that has a bay window to the front aspect and the cosy living room. The sliding doors open onto a lovely conservatory, perfect for relaxing whilst over looking the garden whatever the weather.

The kitchen is fitted with neutral wall and base units with work surface, stainless steel sink drainer, space for appliance as well as a pantry cupboard and a convenient courtesy door leading to the carport and its outdoor storage.

Venture upstairs to find a first-floor landing and a bathroom featuring a white suite comprising of a corner bath, wash hand basin, and a low-level WC. The three bedrooms offer comfort and tranquillity, with the main bedroom boasting fitted wardrobes for all your storage needs.

Outside, the property continues to impress with a driveway, carport, and a lush lawn garden complete with a charming patio and a shed.

Don't miss the opportunity to make this house your home, where every corner is filled with character and possibilities.

