

## Room Sizes

### Entrance Hall

5'7 x 14'4

### Living Dining Room

11'16 x 23'7

### Kitchen

6'4 x 9'7

### Dining Family Room

### Bedroom One

11'6 x 10'5

### Bedroom Two

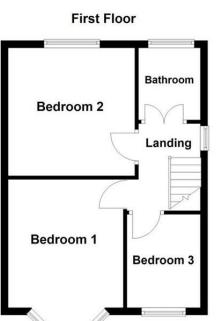
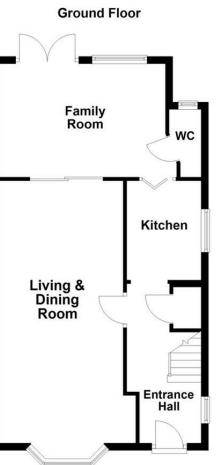
11'6 x 11'2

### Bedroom Three

7'3 x 8'5

### Main Bathroom

5'7 x 6'7



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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.



Stonesby Avenue, Leicester LE2 6TX

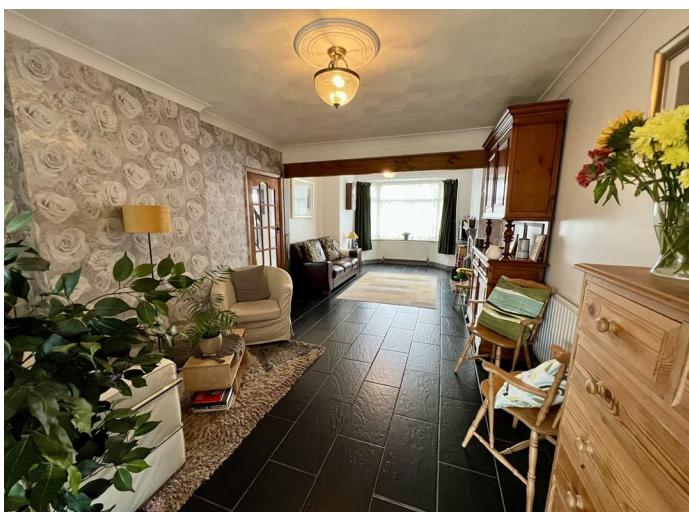
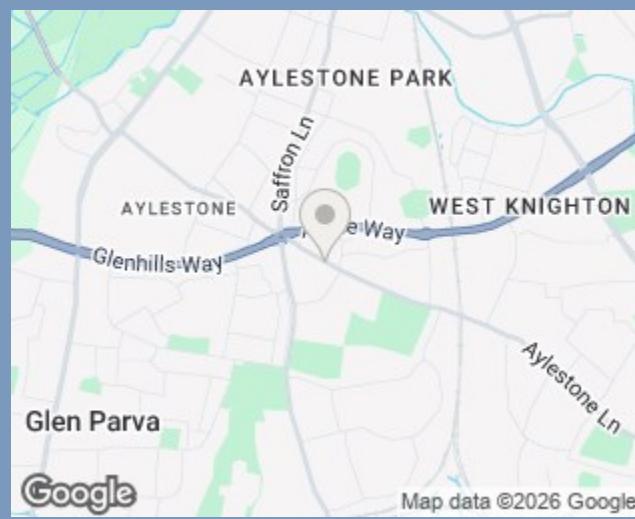
£315,000

# The Story Begins

- Traditional Semi Detached Home
- Extended To The Rear
- Non Estate Postion
- Generous Garden
- No Upward Chain
- Hallway, Kitchen & Downstairs WS
- Living, Dining Room & Family Room
- Three Bedrooms & Bathroom
- Driveway To The Front
- Energy Rating D, Freehold , Council Tax Band B

## Location Is Everything

Situated between Eyres Monsell, Wigston and Aylestone which is popular for many as this location has everything to offer. With a vast amount of local shops and a Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club is close by and really makes this location a welcoming community with different events, themed nights and parties all year round. Located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping center.



## Inside Story

Prominently positioned on Stonesby Avenue this traditional semi-detached family home is situated in a non-estate location and is conveniently close to local amenities. The generous rear garden is a standout feature. One of the key advantages of this property is the absence of an upward chain, allowing for a smoother purchasing process.

On approach, you will be welcomed by a driveway that accommodates several vehicles, providing convenience for both residents and guests. Upon entering, you are greeted by a bright and airy hallway, where a staircase leads you to the first floor.

The living and dining area boasts a lovely bay window that floods the space with natural light and is enhanced by a feature fireplace, creating a warm and cosy atmosphere.

The kitchen is designed with practicality in mind, featuring shaker-style wall and base units complemented by a wooden work surface. There is ample room for appliances, making it a functional space for culinary enthusiasts. At the rear of the property, an extension adds significant value, housing a convenient downstairs WC and a spacious family room. This versatile area is perfect for relaxation or entertaining, with patio doors that seamlessly connect the indoors to the garden.

Venturing to the first floor, you will find two generous double bedrooms and a good-sized single bedroom, providing ample accommodation for family members or guests. The bathroom is fitted with a modern white suite, complete with a shower over the bath, ensuring both style and practicality.

There is a side access gate leading to the garage. This generous outdoor space is wonderful and boasts a substantial lawn area. The garden garden has fruit trees, providing a delightful touch of nature and the potential for homegrown produce. At the end of the garden, there is even room for a vegetable patch, allowing you to cultivate your own fresh vegetables and herbs. The property features two garden sheds, offering ample storage for gardening tools.

