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## Room Sizes

### Entrance Porch

6'2 x 4'9

### Living Room

12'9 x 12'1

### Dining Room / Sitting Room

12 x 12'1

### Dining Kitchen

13'6 x 9

### Lobby

7'9 x 4'9

### WC & Potential Shower Room

7'9 x 5'9

### First Floor Landing

22'7 x 2'4

### Bedroom One

12'9 x 12'1

### Bedroom Two

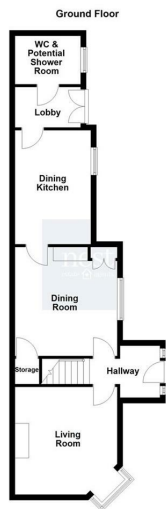
11'8 x 9'1

### Bedroom Three

8'6 x 8

### Bathroom

5'5 x 5



**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)  
**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.

Holywell Road, Leicester LE2 8SG

£359,950



# The Story Begins

# 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 charming link detached villa is a delightful blend of traditional character and modern comfort. The property has been sympathetically refurbished, showcasing beautiful decor that is sure to impress. This property truly must be viewed to appreciate its full potential and the lifestyle it offers. With its blend of character, space, and outdoor charm, it is an ideal family home in a sought-after location.

As you approach, you will be greeted by a welcoming porch that leads into a spacious hallway, complete with stairs that ascend to the first floor. The living room is a highlight, featuring a lovely bay window that floods the space with natural light and a cosy fireplace, perfect for those chilly evenings. Adjacent to this, the sitting room / dining room offers built-in storage and a versatile space for entertaining or relaxing with family.

The dining kitchen is functional and well-appointed with base units, wooden work surface, Belfast sink and space for cooker. Leading into a convenient lobby and a downstairs WC, which presents potential for conversion into a shower room, enhancing the property's practicality.

On the first floor, you will find three generously sized bedrooms, each offering ample storage and character. The main bedroom boasts its own fireplace, a bay window, and a storage cupboard, creating a serene retreat.

The exterior of the property is equally impressive, occupying a substantial plot with a driveway and generous gardens. The well-stocked garden features lush lawn areas with an array of plants and shrubs, a charming seating area, a patio for al fresco dining, a garden shed, a tranquil pond, a greenhouse, and even a vegetable patch for those with a green thumb.

