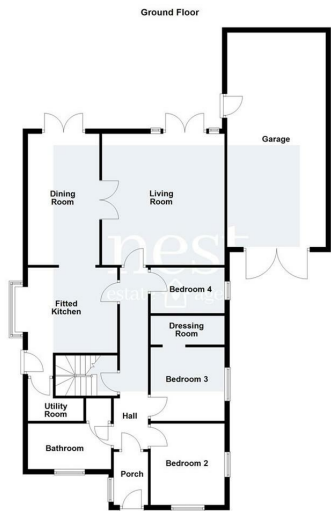


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## Room Sizes

- Porch
- Hallway
- Living Room  
17'4 x 16'3
- Fitted Kitchen  
11'8 x 11'7
- Utility Room  
6'5 x 2'6
- Dining Room  
17'2 x 9'4
- Family Bathroom  
10'12 x 5'8
- Bedroom Two  
10'8 x 9'8
- Bedroom Three  
9'8 x 9'8
- Dressing Area  
9'8 x 3'9
- Bedroom Four  
9'8 x 6
- First Floor
- Bedroom One  
24'3 x 12'8
- En-Suite  
10'3 x 4'9
- Tandem Garage



**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.

Lutterworth Road, Aylestone, Leicester LE2 8PE

£530,000



# The Story Begins

- Fabulous Detached Bungalow
- Prominent & Non Estate Position
- Occupying A Generous Plot
- Porch & Hallway
- Living Room & Dining Room
- Fitted Kitchen & Utility Room
- Four Bedrooms, Bathroom & En-Suite
- Rear Garden, Ample Driveway & Garage
- Energy Rating D
- Council Tax Band C & 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

Situated on a generous plot in a prominent, non-estate position, this impressive detached bungalow offers spacious, versatile living with well-maintained and thoughtfully improved interiors—perfect for families or those seeking single-level living with added space and style.

You’re welcomed into the home via a porch and entrance hallway, setting the tone for the well-presented accommodation throughout. To the rear, the living room opens directly to the garden through elegant French doors, creating a seamless connection between indoor and outdoor spaces.

The heart of the home is the stylish fitted kitchen, featuring sleek gloss wall and base units, a coordinating work surface, sink drainer, and integrated appliances. A central island offers both workspace and a social hub, while an adjacent utility room provides space for a dryer and additional storage. The kitchen flows into the open-plan dining area, ideal for entertaining, with access to the garden—perfect for hosting summer gatherings and family meals.

The ground floor hosts three bedrooms, including two generous doubles and a third room with its own dressing area, ideal as a single bedroom or home office. A modern family bathroom serves the ground floor.

Upstairs, a fabulous double bedroom is flooded with natural light thanks to Velux windows and benefits from its own en-suite shower room with corner shower cubicle, pedestal wash hand basin, and low-level WC—an ideal private retreat or guest suite.

Externally, the property continues to impress with a paved driveway offering ample off-road parking, and double gates leading to a tandem garage, providing excellent storage or workshop potential.

This is a rare opportunity to acquire a spacious and flexible home in a desirable, non-estate location with generous outdoor space and well-designed interiors—ready to move in and enjoy.

