

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Kitchen/Diner

25'48 x 23'84

Utility

7'87 x 5'97

Bathroom Two

7'23 x 5'92

Hallway

11'05 x 9'9

Living Room

14'26 x 12'02

Bedroom Two

14'21 x 11'04

Bedroom One

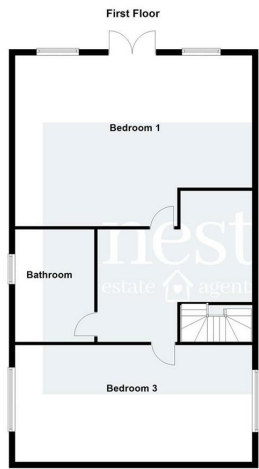
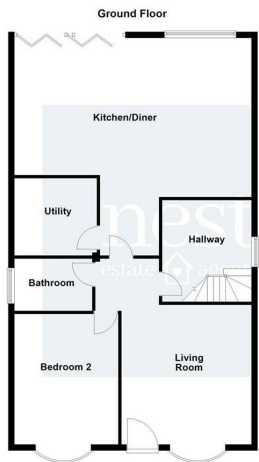
19'52 x 16'62

Bathroom One

7'71 x 6'68

Bedroom Three

16'62 x 8'41



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
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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.

Wigston Lane, Aylestone, Leicester LE2 8DJ

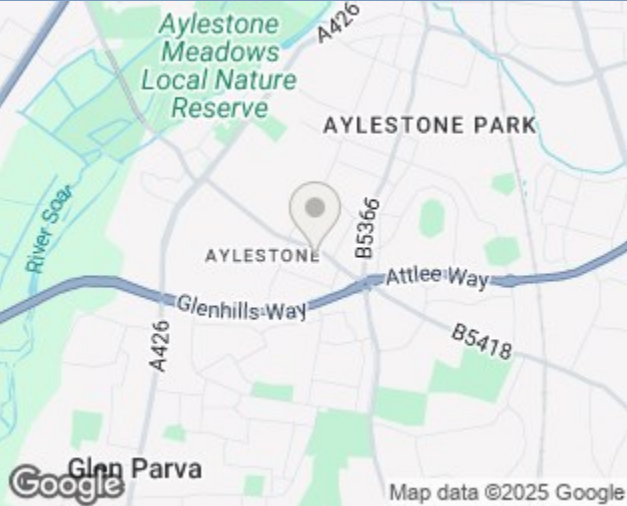
£425,000

The Story Begins

- Detached Family Home
- Extended & Modernized Throughout
- Open Plan Living Kitchen Diner
- Living Room With Media Wall
- Three Well Proportioned Bedrooms
- Family Bathroom & Separate Shower Room
- Bifolding Doors Leading To Landscaped Rear Garden
- Utility Room
- Blocked Paved Driveway
- EPC Rating- D Council Tax Band- D

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 impressive detached home offers a perfect blend of modern living and comfort. The property has been thoughtfully modernized and extended throughout, making it an ideal choice for families or those seeking a spacious residence.

As you enter, you are greeted by a welcoming living room featuring a stylish media wall complete with an electric fire, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the open plan living kitchen diner, which boasts bi folding doors that seamlessly connect the indoor space to the rear garden. The kitchen itself is complete with a double eye level oven, induction hob and fridge freezer whilst the utility room is home to plumbing for a washing machine and extra storage space.

This design not only enhances the natural light but also creates a wonderful flow for outdoor entertaining during the warmer months.

The property comprises three well-proportioned bedrooms, with one conveniently located on the ground floor, making it suitable for guests or those who prefer single-level living. The two additional bedrooms are situated upstairs, providing privacy and comfort. Bedroom one has a french doors opening to a Juliet balcony giving views over the beautiful rear garden. This property also benefits from a downstairs bathroom and separate shower room on the first floor.

One of the standout features of this property is the beautifully landscaped rear garden. This outdoor oasis boasts a lovely patio area, perfect for al fresco dining or enjoying a morning coffee in the sun. The lawn area provides ample space for children to play or for gardening enthusiasts to indulge their green thumbs. Additionally, the undercover area allows for dining in all weather, making it a versatile space for gatherings with family and friends throughout the year.

This home is not just a place to live; it is a sanctuary where you can create lasting memories.

