

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

Room Sizes

Dining/Living Room

23'01 max x 13'11 max

Kitchen

14'03 x 9'10

Conservatory

12'10 9'05

Bedroom One

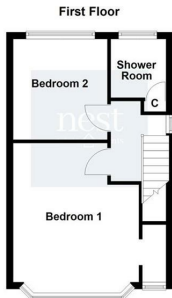
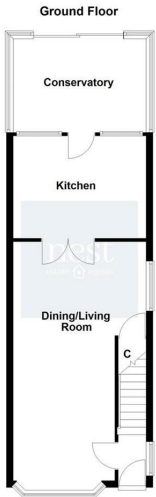
14'10 max x 14'03 max

Bedroom Two

8'1 x 9'02

Shower Room

5'11 x 5'2



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.

Cranfield Road, Leicester LE2 8QQ

£220,000

The Story Begins

- Semi-Detached Home Offered For Sale With No upwards Chain
- Entrance Hall
- Open Dining/Living Room
- Extended Fitted Kitchen
- Bright Conservatory
- Two Bedrooms
- Shower Room
- Enclosed Garden
- Freehold
- EPC Rating - TBC Council Tax Band - A

Location Is Everything

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways and restaurant’s, pubs and many facilities for all the fitness fanatic’s. Aylestone is home to two local football clubs, a fully equipped gym with swimming pool, sauna , squash courts and tennis courts and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short walk away. Aylestone has many schools for all ages including an all-boys secondary school and an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College. Aylestone has easy access to M1/M69 motor way links and Fosse shopping park.



Inside Story

This lovely semi-detached house is a fantastic opportunity for new owners to add their personal touch to a wonderful home. Upon entering, you are welcomed by a entrance hall that sets a warm and inviting tone for the property. The generously sized lounge/diner offers plenty of room for both relaxation and dining, making it an ideal space for entertaining friends and family. The kitchen is well-equipped with ample wall and base units, providing plenty of storage space. It features a built-in oven and hob, along with plumbing for a washing machine. A door leads to the conservatory, allowing you to enjoy the garden throughout the year and conveniently connects to the rear garden, blending indoor and outdoor living seamlessly.

On the first floor, you'll find two comfortable bedrooms. The main bedroom includes fitted wardrobes and a walk-in area, perfect for those who envision a bespoke dressing space. The second bedroom overlooks the garden, providing a garden view. Completing the first floor is a shower room, which features a shower, wash hand basin, and low-level WC.

Externally, the property truly shines as a gardener's paradise. The garden is predominantly laid to lawn, offering a blank canvas for gardening enthusiasts or a space for relaxation and outdoor activities. This delightful home is more than just a property; it’s a place where memories can be made and cherished for years to come. Don’t miss the chance to make it your own.

