

## Room Sizes

### Entrance Vestibule

### Lounge

12'11 x 14'04

### Dining Room

12'02 x 14'03

### Living Room

9'08 x 14'05

### Kitchen

11'01 x 14'01

### Conservatory

10'02 x 9

### WC

4'10 x 2;06

### Bedroom One

12'09 x 16'01

### Bedroom Two

12'09 x 12'02

### Bedroom Three

13'04 x 10'11

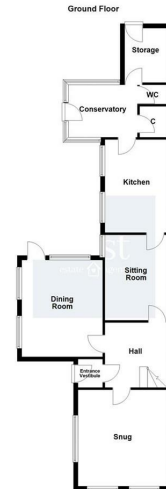
### Bedroom Four

8 max x 7'01 max

### Shower Room

7'11 max x 7'08 max

### Detached 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.

Hall Lane, Leicester LE2 8SF

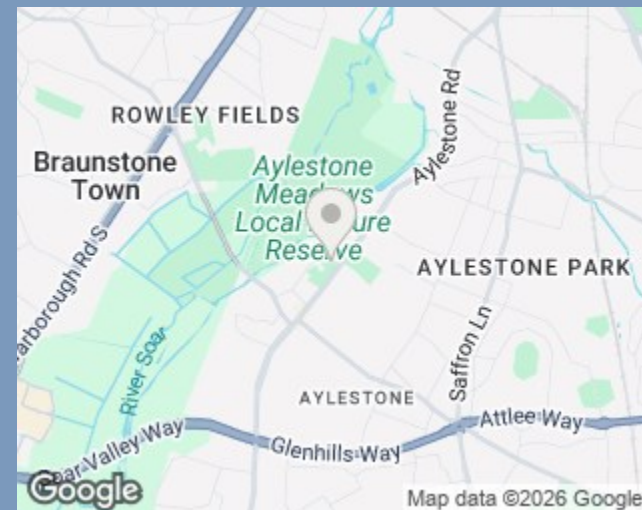
Price Guide £399,950

# The Story Begins

- Beautiful Character Home
- Entrance Vestibule
- Cosy Snug
- Formal Dining Room
- Sitting Room
- Fitted Kitchen
- Three Double Bedrooms & Single Bedroom
- Family Shower Room
- Enclosed Garden & Detached Double Garage
- Freehold EPC Rating - TBC Council Tax band - D

# 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 is close to access to surrounding motor ways and Fosse shopping park.



# Inside Story

Welcome to The Corner House, a beautiful period property that offers generous and well-planned accommodation, ideal for families and those seeking versatile living space. Upon entering, you are welcomed through the entrance vestibule into an inviting hallway. The lounge is cosy, benefitting from natural light through the front windows. A separate formal dining room overlooks the rear garden and also provides direct access, making it perfect for both everyday dining and entertaining. Positioned between the hallway and kitchen is a further living room, creating a flexible layout ideal for family life or additional reception space. The fitted kitchen is equipped with an electric hob and extractor fan, with plumbing in place for a dishwasher and electrics for a fridge. From here, the property flows into a bright conservatory, offering additional living space and direct access to the garden. The ground floor also benefits from a downstairs WC and useful storage cupboards, including plumbing for a washing machine. To the first floor, the property offers four bedrooms, comprising three spacious double bedrooms with fitted wardrobes and a single bedroom, all served by a shared family shower room. Externally, the rear garden features a combination of patio and lawn, providing an excellent outdoor space for relaxation and entertaining. To the bottom of the garden is a detached garage, which can also be accessed via the side of the property.

This attractive home offers space, flexibility, and a fantastic location, making it an excellent opportunity to acquire a piece of history. Guide Price £399,950 - £410,000

