

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest  
ESTATE AGENTS

## Room Sizes

### Entrance Hall

### Living Room

12'09 x 12'03

### Dining Kitchen

10'02 x 18'05

### Bedroom One

13'05 x 10'02

### Bedroom Two

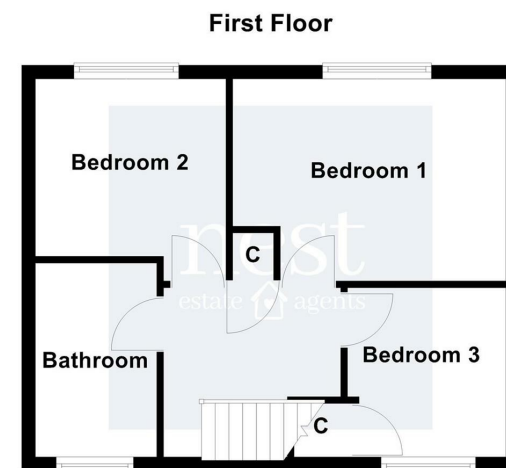
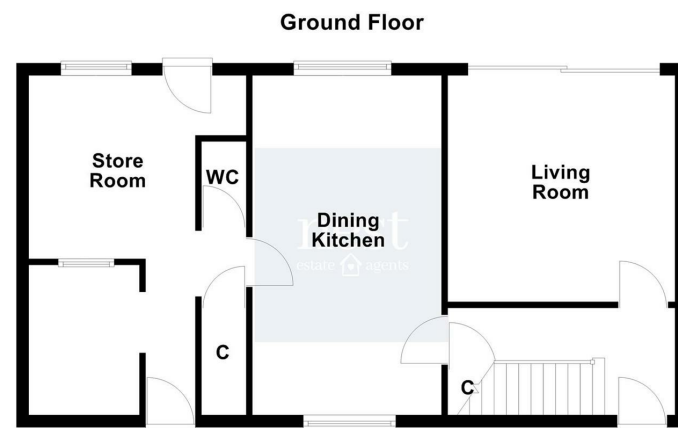
9'11 x 10'09

### Bedroom Three

8'04 x 8'03

### Bathroom

5'05 x 8'02



**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.

Cheriton Road, Leicester LE2 8DE

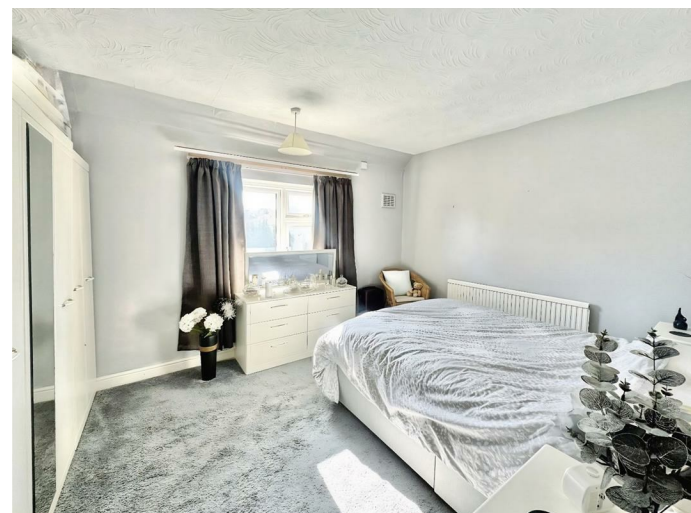
£229,950

# The Story Begins

- Semi-Detached Home
- Entrance Hall
- Living Room
- Open Dining Kitchen
- Store Room
- Three Bedrooms
- Family Bathroom
- Enclosed Garden & Off Road Parking
- Freehold
- EPC - D 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 is close to surrounding motor ways and Fosse shopping park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurant's and pubs. For all the fitness fanatic's there is 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 drive away as is the Tigers rugby club. Aylestone is also home to the Leicestershire County Cricket Club. 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.



# Inside Story

This extended family home offers spacious and versatile living throughout, ideal for modern family life. Upon entering, you are welcomed by a generous entrance hallway, providing ample space for coats and shoes, along with useful storage beneath the stairs. The living room is bright and inviting, featuring sliding doors that open directly onto the garden, allowing for plenty of natural light and a seamless connection to the outdoor space.

The kitchen is fitted with a range of wall and base units, an integrated oven and gas hob, with additional space for a fridge and freezer. The dining area is open-plan to the kitchen, offering ample room for a dining table as well as a breakfast bar with space for bar stools. From the kitchen, there is also access to a convenient downstairs WC.

Additionally, the ground floor benefits from a versatile room, currently used as a store room, but offering excellent potential to be adapted to suit a variety of needs such as a home office, playroom, or additional reception space.

Upstairs, the property comprises two well-proportioned double bedrooms, a single bedroom, and a family bathroom fitted with a bath and overhead shower, WC, and wash hand basin.

Externally, to the rear, the garden is mainly laid to lawn with a patio area, ideal for outdoor dining. At the bottom of the garden, there is a useful timber gazebo complete with a bar area inside, perfect for entertaining. To the front of the property, there is off-road parking along with a detached single garage.

