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Room Sizes

11'8 x 11'1

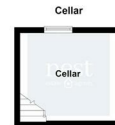
21'11 x 11'8

11'1 x 11'8 max

11'7 x 11'3

11'4 x 9

5'4 x 8'8



Park Avenue, Aylestone LE2 8BD

£220,000

The Story Begins

- Beautiful Palisade Terrace Home
- Living Room With Bay Window & wooden style flooring
- Extended Kitchen With Dining Area
- Cellar Currently Used As A Study Area
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Freehold
- EPC - C
- Council Tax Band - A Leicester City Council EPC rating - C

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, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool 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-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal right into the heart of Leicester City.



Inside Story

Nestled in a no through road, this Palisade Terrace is a captivating property that seamlessly blends contemporary features with traditional elements, creating a cosy and welcoming atmosphere. The inviting living room, boasts a fireplace, stripped wooden flooring, shelving into an alcove, and a bay window to the front, creating a lovely space for relaxation. The kitchen is the perfect setting for family gatherings, offering ample space for various activities and quality time spent together, there is a roomy area for a dining table or sofa. The kitchen has wall and base units, a Belfast sink make washing up a dream looking over the garden, French doors leading to the patio, and an abundance of natural light that illuminates the space beautifully. The cellar provides space and is currently utilised as a study by the owners, offering a versatile area for relaxation or entertainment. To the first floor, where you'll find two charming bedrooms awaiting you. The first bedroom features bespoke built-in wardrobes, a feature fireplace, and strip wooden flooring, combining functionality with style. The second bedroom offers additional storage space, and a window to the rear aspect. The bathroom is equipped with a three-piece suite comprising a bath, sink, and WC, ensuring your daily needs are met. Step outside to the rear garden, which boasts a lawn and a patio area for outdoor enjoyment, providing a spot for relaxation and al fresco dining. Please note that the garden is not fully enclosed, allowing for potential customisation according to your preferences. A fabulous, beautifully presented property with charming features that exude warmth and character.

