

FLOOR PLAN

DIMENSIONS

Porch

Lounge Diner
21'06 x 11'04 (6.55m x 3.45m)

Kitchen
8'11 x 6' (2.72m x 1.83m)

Pantry
2'09 x 6' (0.84m x 1.83m)

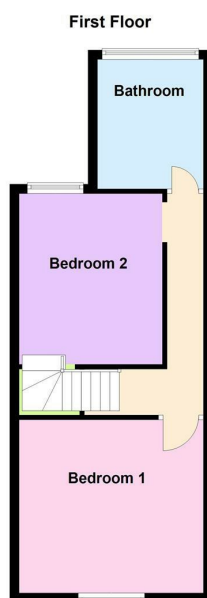
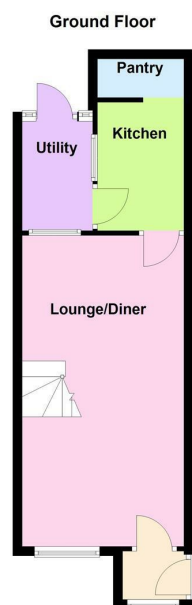
Utility
7'09 x 4'03 (2.36m x 1.30m)

Landing

Bedroom One
12'01 x 12'11 (3.68m x 3.94m)

Bedroom Two
12' x 10' (3.66m x 3.05m)

Bathroom
9' x 7'09 (2.74m x 2.36m)



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 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

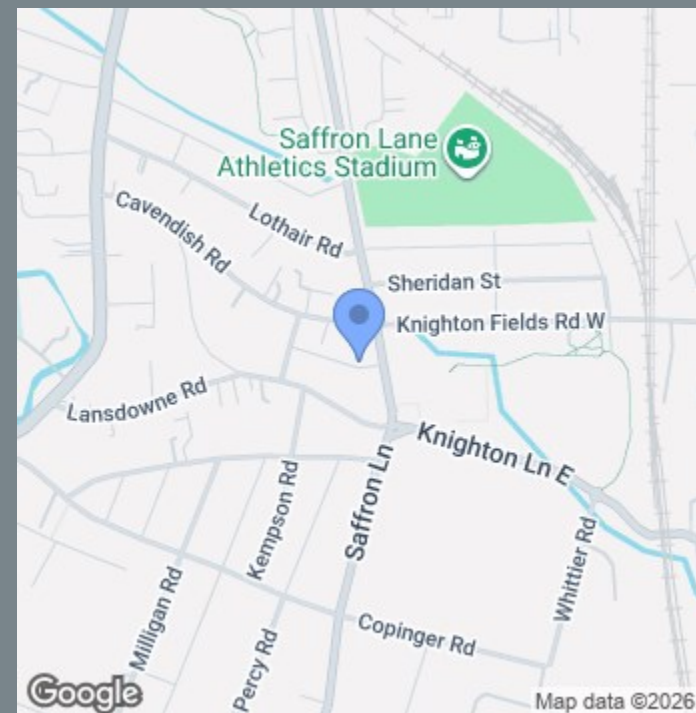
34 Clifton Road, Aylestone, LE2 8AA
Offers In Excess Of £170,000

OVERVIEW

- Beautifully Presented Semi Detached Home
- Great Location
- Porch & Lounge Diner
- Kitchen With Pantry
- Utility Room
- Two Bedrooms & Bathroom
- Lovely Cottage Style Garden
- Viewing Is Highly Recommended
- Council Tax Band - A
- EER - tbc, Freehold

LOCATION LOCATION....

Clifton Road enjoys a convenient position within the popular suburb of Aylestone, close to Saffron Lane and a wealth of local amenities. Aylestone is one of Leicester's most established residential areas, prized for its strong community spirit, excellent facilities and abundance of green space. Residents benefit from a variety of nearby shops, supermarkets, cafés and everyday conveniences, while larger retail and leisure facilities can be found at Fosse Park and Leicester city centre. Families are well catered for with a selection of local primary and secondary schools within easy reach, including schools. One of the suburb's greatest attractions is the nearby Aylestone Meadows, offering beautiful open parkland, riverside walks, cycle routes and nature trails, creating a wonderful outdoor lifestyle. The area is exceptionally well connected, with regular bus services, straightforward access to Leicester city centre and convenient links to the A426, A563 ring road and M1 motorway network. Combining established community appeal, excellent amenities and easy access to green spaces, Clifton Road remains a highly desirable location for a wide range of buyers.



THE INSIDE STORY

Beautifully presented throughout, this charming semi detached home effortlessly combines character, comfort & practicality, creating a wonderful home ideal for first-time buyers, downsizers, or anyone seeking a property ready to move straight into. A useful porch welcomes you into the home before leading through to the impressive open plan lounge diner. Stretching from front to rear, this bright & inviting living space enjoys windows at both ends, allowing natural light to flow throughout. The lounge area provides the perfect place to relax after a busy day, while the dining area offers ample room for family meals, entertaining guests, or hosting special occasions, creating a wonderfully sociable atmosphere. The kitchen is well positioned to the rear of the property and offers a practical space for everyday cooking, complemented by a useful pantry providing excellent additional storage. Beyond the kitchen, a separate utility area helps keep the main living spaces clutter-free while adding valuable practicality for modern living. Upstairs, the landing leads to two generous double bedrooms, both beautifully presented & offering comfortable accommodation with plenty of space for furnishings. Whether used as bedrooms, a guest room, dressing room, or workspace, they provide excellent versatility. The bathroom serves the first floor and provides a bright & functional space for everyday use. Outside, the property continues to impress with a truly fabulous cottage-style garden. Thoughtfully established with mature shrubs, a well-maintained lawn & patio seating area, it offers a delightful outdoor retreat perfect for relaxing in the sunshine, enjoying a morning coffee, gardening, or entertaining family & friends during the warmer months.

