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
13'11 x 15'02

Kitchen & Dining Area
9'10 x 12'10 max

Study
4'09 x 7'07

WC
4'10 x 2'07

Bedroom One
10'03 x 13'05 max

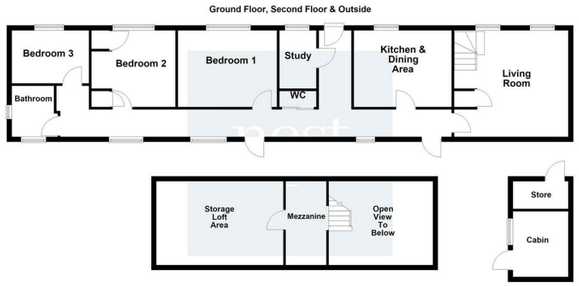
Bedroom Two
11'08 max x 10'05

Bedroom Three
10'08 x 6'11

Mezzanine
10'07 x 4'06

Bathroom
6'06 x 6

Cabin
8'10 x 5'05





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.

Old Church Street, Leicester LE2 8ND

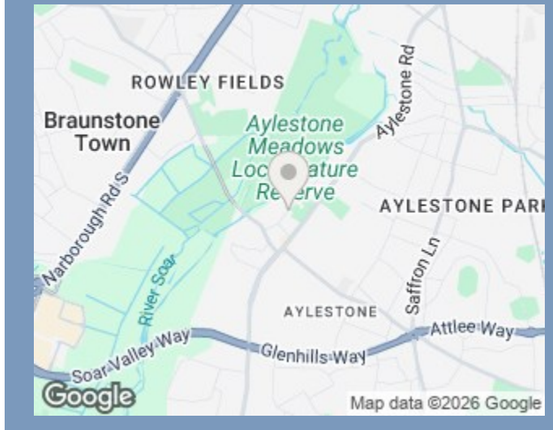
Price Guide £325,000

The Story Begins

- Rare Converted Former Stable Within The Grounds Of Aylestone Hall
- Character Property With Original Features And Versatile Accommodation
- Spacious Reception Room With Exposed Beams, Fireplace And Parquet Flooring
- Fitted Kitchen With Integrated Appliances & Dining Space
- Mezzanine Providing Additional Seating Space
- Two Double Bedrooms & Versatile Third Bedroom
- Family Bathroom & Additional WC
- Gated Off-Road Parking With Secure Electric Gates
- Front And Rear Garden & Detached Cabin Offering Flexible Additional Space
- Price Guide £325,000 - £350,000 Leasehold Energy Rating - D Council Tax Band - D (Leicester)

Location Is Everything

Aylestone is perfect for anyone wanting to be near the city centre but without the hustle and bustle. This property is a one-minute walk from the extensive nature reserve, Aylestone Meadows, and a short bus journey into town. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. There are also many local fitness facilities including two local football clubs, the cricket ground, two gyms, a swimming pool and tennis courts next door to the property. The King Power stadium, home to Leicester City Football Club, and Leicester Tigers rugby stadium are also only a short walk away. Aylestone has many local primary and secondary schools, and is also convenient for anyone attending University or College. This property is a 10-minute drive from the Railway Station, and has close access to surrounding motorways and Fosse Park shopping centre.











Inside Story

A rare opportunity to purchase this characterful converted former stable, set within the grounds of the historic Aylestone Hall. Offering a wonderful blend of original features and versatile accommodation, the property benefits from gated off-road parking, a detached cabin, dedicated home office and private gardens, together with direct access to the Hall gardens and nearby Aylestone Meadows Nature Reserve. The welcoming entrance hall provides access to the main accommodation, including a useful home office and additional WC. The kitchen is fitted with a range of wall and base units, a Rangemaster cooker, integrated dishwasher and fridge freezer, alongside an attractive original fireplace. The impressive principal reception room is full of character, featuring double-height ceiling with exposed beams, a fireplace and parquet flooring, with access to a charming mezzanine snug, creating an ideal additional seating area. There are two well-proportioned double bedrooms, one currently used as an additional reception room, while the second benefits from built-in wardrobes. A further versatile room could be used as a third bedroom, dressing room, hobby room or additional workspace. The accommodation is completed by a bathroom fitted with a bath and shower over. Externally, the property enjoys attractive private front and rear gardens, brick pathways and a detached cabin, offering further potential for a variety of uses. Secure electric gates provide access to the off-road parking. An exceptional and individual home, combining period charm, flexible living space and a truly special setting.
Please Note: The electricity and maintenance costs for the gates and external lighting are shared equally between three residences, currently approximately £220 per household per annum, and there is no ground rent as outlined within the leasehold agreement. Lease length 974 years.

Price Guide £325,000 - £350,000



