1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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nest
ESTATE AGENTS

Room Sizes

Living Room
11 x 10'10

Dining Room
11 x 10'11

Kitchen
8'10 x 6'05

Bedroom One
12'01 x 11'01

Bedroom Two
9'09 x 10'11

Bathroom
8'11 x 6'05







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.

Denmark Road, Aylestone LE2 8AB

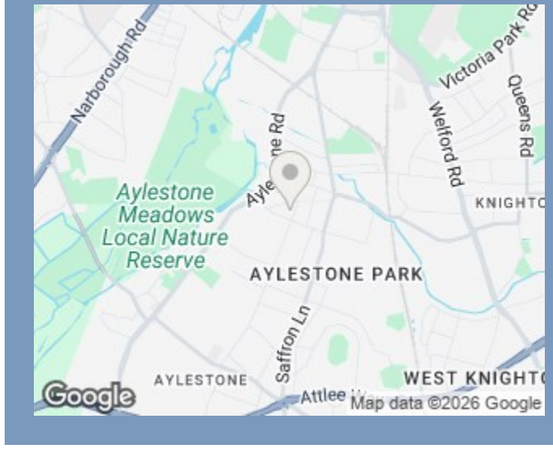
£185,000

The Story Begins

- Wonderful Traditional Terrace Home
- Beautifully Presented Throughout
- Ideal First Home
- Living Room & Dining Room
- Fitted Kitchen With Handy Utility Area
- First Floor Landing & Stylish Bathroom
- Two Double Bedrooms
- Well Maintained & Enclosed Rear Garden
- Freehold
- Awaiting Energy Rating Council Tax Band - A (Leicester)

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

This wonderful traditional terraced home is conveniently situated in Aylestone and is beautifully presented both inside and out. An ideal first home, this property has plenty to offer and is certainly worth a closer look!

The welcoming living room is bright and inviting, with a feature fireplace providing an attractive focal point and wood-effect flooring which continues through into the dining room. Tastefully decorated, the dining room offers a lovely space for entertaining and provides access to the staircase leading to the first floor.

The kitchen is fitted with a range of shaker-style wall and base units, complemented by contrasting work surfaces, a sink and drainer, oven and hob, together with space for a fridge freezer. A useful courtesy door provides side access to the garden, while a handy utility area offers plumbing for a washing machine.

To the first floor, the landing gives access to two good-sized double bedrooms, with the principal bedroom positioned to the front aspect. The bathroom is fitted with a shower bath and glass screen, featuring a monsoon-style shower over, pedestal wash hand basin and low-level WC, all complemented by modern tiling.

Outside, the enclosed rear garden is well maintained and provides a lovely space to enjoy, with a combination of paved seating areas and lawn, attractive flower borders and a useful side gate.

Beautifully presented throughout, this lovely home offers comfortable accommodation, a pleasant garden and a convenient location. An internal viewing is highly recommended to fully appreciate all it has to offer.



