

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge

14'3 x 11'1 (4.34m x 3.38m)

Family Living Kitchen

14'02 x 17'09 max (4.32m x 5.41m max)

Downstairs Cloakroom

5'08 x 2'05 (1.73m x 0.74m)

Utility Area

8'05 x 2'07 (2.57m x 0.79m)

Landing

Bedroom One

14'10 x 10'10 (4.52m x 3.30m)

Bedroom Two

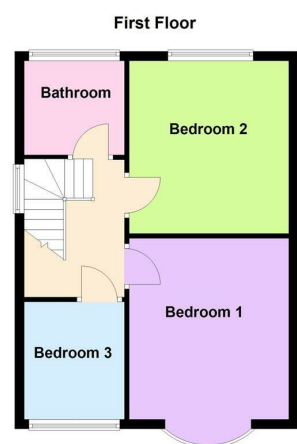
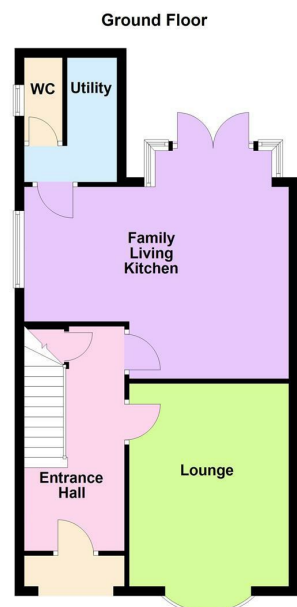
12'1 x 11'3 (3.68m x 3.43m)

Bedroom Three

7'4 x 7'0 (2.24m x 2.13m)

Bathroom

6'9 x 6'5 (2.06m x 1.96m)



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.

33 Marsden Lane, Old Aylestone Village, LE2 8LS

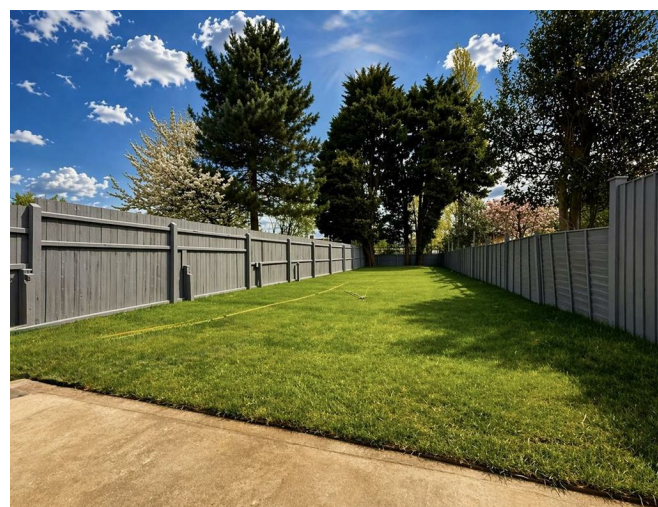
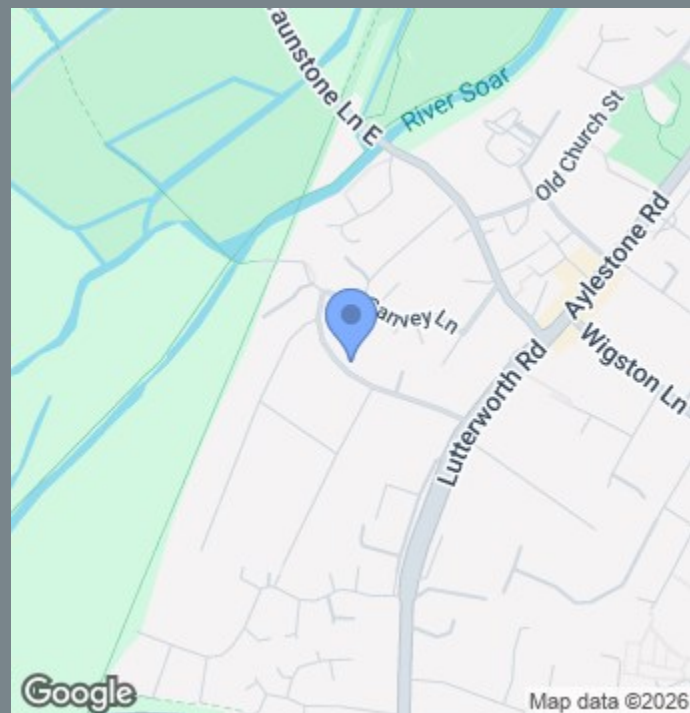
Offers Over £300,000

OVERVIEW

- Truly Stunning Family Home
- Refurbished To A High Standard
- Fabulous Village Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Downstairs Cloakroom & Utility
- Three Bedrooms & Bathroom
- Great Size Rear Garden
- Viewing Is A Must
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Marsden Lane is nestled within the highly sought-after Old Aylestone Village, a charming and historic part of Leicester known for its picturesque setting and strong community feel. The area offers a selection of local shops, cafés, pubs and everyday amenities nearby, with further retail and leisure facilities easily accessible at Fosse Park and in Leicester city centre. Families are well served by a range of reputable primary and secondary schools within close proximity. Residents benefit from immediate access to beautiful green spaces, including Aylestone Meadows and the Grand Union Canal, providing scenic walking routes, cycling paths and a peaceful natural environment. Marsden Lane is also well positioned for travel, with regular bus services, nearby railway links and convenient access to major road routes such as the A426, A47 and M1. Combining historic character, green surroundings and excellent connectivity, Old Aylestone Village remains one of Leicester's most desirable places to live.



THE INSIDE STORY

Situated in a highly regarded and sought-after village location, this truly stunning family home has been thoughtfully refurbished to a high standard throughout, offering stylish and contemporary living, all available with no onward chain. Upon entering, you are welcomed into a bright and inviting hallway that immediately showcases the quality and attention to detail found throughout the property. The lounge to the front is a beautifully presented space, featuring a charming bay window that fills the room with natural light, along with a striking panelled feature wall that adds character and a modern touch—perfect for relaxing or entertaining. To the rear, the impressive family living kitchen forms the heart of the home. Fitted with elegant shaker-style wall and base units, complemented by integrated appliances including a dishwasher, oven, and induction hob with extractor, this space effortlessly combines style and practicality. There is ample room for a dining table and chairs, as well as a cosy seating area, making it ideal for family life, social gatherings, or simply unwinding. French doors open out onto the garden, creating a seamless flow between indoor and outdoor living. A downstairs cloakroom and a separate utility area add further convenience, enhancing the functionality of the home. Upstairs, the landing leads to three beautifully finished bedrooms, all benefitting from quality carpets and a fresh, contemporary feel. Each room offers flexible accommodation, whether as comfortable bedrooms, a home office, or guest space. The newly fitted bathroom is a standout feature, finished to a high standard with modern fittings, creating a luxurious and relaxing space. Externally, the property continues to impress. To the front, there is a neatly presented garden, while to the rear, a good-sized garden provides an excellent outdoor space, mainly laid to lawn with a patio area—perfect for outdoor dining, entertaining, or enjoying time with family.

