

## FLOOR PLAN

### DIMENSIONS

#### Hallway

#### Lounge

13'06 x 11' (4.11m x 3.35m)

#### Dining Kitchen

10'08 x 16'10 (3.25m x 5.13m)

#### Utility

11'01 x 7'08 (3.38m x 2.34m)

#### Landing

#### Bedroom One

13'08 x 11' (4.17m x 3.35m)

#### Bedroom Two

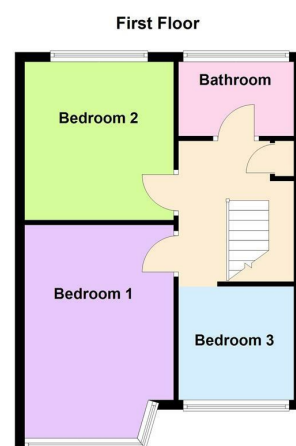
10'09 x 10'07 (3.28m x 3.23m)

#### Bedroom Three

7'03 x 7'03 (2.21m x 2.21m)

#### Bathroom

5' x 7'03 (1.52m x 2.21m)



**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.

7 Hampshire Road, Aylestone, Leicestershire, LE2 8HF

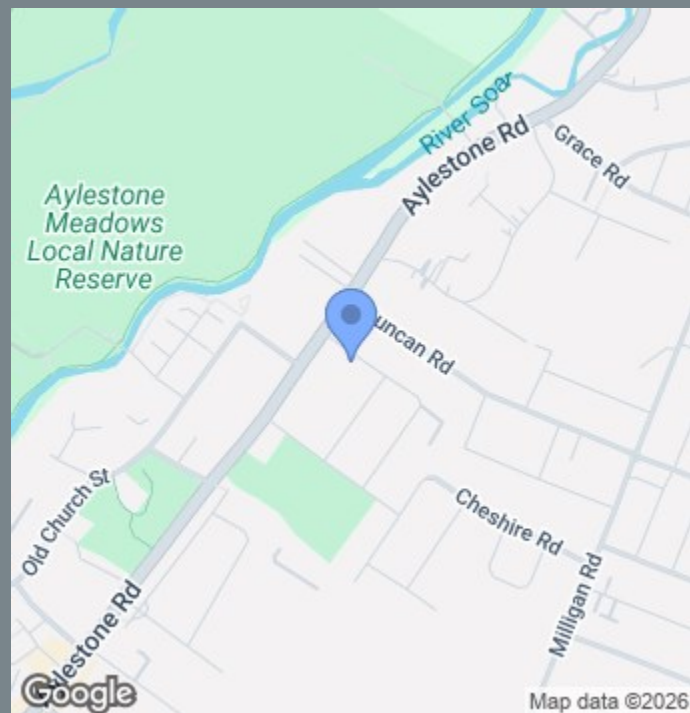
Offers In Excess Of £240,000

## OVERVIEW

- Beautiful Family Home
- Fabulous Location
- Hallway & Lounge With Open Fire
- Lovely Dining Kitchen & Utility
- Three Bedrooms
- Family Bathroom
- Block Paved Driveway
- Sun Filled Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - A

## LOCATION LOCATION....

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, sauna, squash courts and tennis courts and 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 via lovely countryside right into the heart of Leicester City.



## THE INSIDE STORY

Situated in the heart of Aylestone, this fabulous family home is beautifully presented throughout & offers stylish, well-balanced accommodation perfectly suited to modern family living. Thoughtfully improved by the current owner, the property demands an internal viewing to truly appreciate the warmth, space & finish on offer. Upon entering, you are welcomed into an inviting hallway leading through to a charming lounge, featuring a bay window to the front aspect allowing natural light to flood through, alongside a beautiful open fire creating a cosy focal point—perfect for relaxing evenings or entertaining guests. To the rear, the dining kitchen forms the true heart of the home. Fitted with an extensive range of shaker-style wall & base cabinets complemented by work surfaces, this impressive space offers both practicality & style. There is ample room for a table & chairs, making it ideal for family meals, social gatherings, or everyday living, while patio doors open directly onto the garden creating a seamless indoor & outdoor flow during the warmer months. A separate utility room adds further convenience & helps keep the main living space organised. Upstairs, the landing leads to three well-proportioned bedrooms, all beautifully presented & offering flexible accommodation for growing families, guests, or workspace if required. The family bathroom provides a bright & comfortable space, fitted with a white three piece suite comprising, low level wc, wash hand basin and bath with shower over. Externally, the property continues to impress with a block paved driveway providing off-road parking. To the rear, the sun-filled south-facing garden is a wonderful outdoor retreat, featuring a lawn & patio area perfect for outdoor dining, entertaining, or simply enjoying the sunshine throughout the day. A truly lovely home in a sought-after location—early viewing is highly recommended.

