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ESTATE AGENTS

Room Sizes

Entrance Porch

Entrance Hallway

Living Room
16'04 x 10'11

Dining Room
7'11 x 10'10

Kitchen
15'05 x 7'02

Utility
5'05 x 7'09

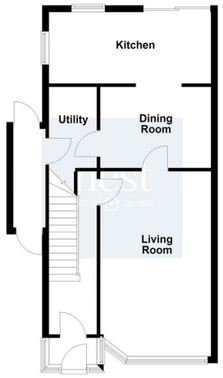
Bedroom One
12'07 x 10'05 max

Bedroom Two
12 x 8'07 min

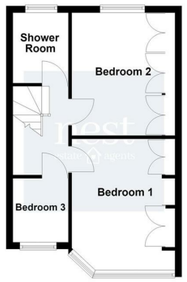
Bedroom Three
6'04 x 6'02

Bathroom
5'06 x 6'11

Ground Floor



First Floor



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.

Cranfield Road, Leicester LE2 8QQ

£250,000

The Story Begins

- Extended And Well-Maintained Semi-Detached Home
- Spacious Living Room
- Dining Area With Space For Family Dining Table
- Useful Utility Room With Washing Machine Plumbing
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms With Built-In Wardrobes & Additional Single Bedroom
- Fully Tiled Family Shower Room With Walk-In Shower
- Rear Garden, Patio And Off-Road Parking
- Freehold
- EPC - TBC Council Tax Band - B

Location Is Everything

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways and restaurant's, pubs and many facilities for all the fitness fanatic's. Aylestone is home to two local football clubs, a fully equipped gym with swimming pool, sauna , squash courts and tennis courts and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short walk away. Aylestone has many schools for all ages including an all-boys secondary school and 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. Aylestone has easy access to M1/M69 motor way links and Fosse shopping park.

Inside Story

Welcome to this well-maintained and extended semi-detached home, lovingly cared for by its previous owner and now ready to welcome its next occupants.

Upon entering through the entrance hallway, you are welcomed into the comfortable living room, featuring a focal point creating an inviting space to relax. The living room flows through to the dining area, which offers ample space for a family dining table and provides access to the utility room.

The utility room can also be accessed from the entrance hallway and benefits from plumbing for a washing machine, along with additional space for a fridge or freezer. There is also useful open storage beneath the stairs.

The kitchen is fitted with a range of wall and base units, offering plenty of storage and workspace. Integrated appliances include an oven and grill, gas hob and extractor fan. A window overlooks the rear garden, while sliding doors provide direct access outside, creating a practical connection between the kitchen and garden.

Moving upstairs, the property offers two well-proportioned double bedrooms, both benefiting from built-in wardrobes, alongside a further single bedroom which could also be utilised as a home office, nursery or dressing room. The family shower room is fully tiled and comprises a walk-in shower, WC and wash hand basin.

Outside, the rear garden is laid mainly to lawn with a patio area, providing an ideal space for outdoor relaxation, entertaining and enjoying the warmer months.

To the front, waist-height gates open to provide access to the property's off-road parking.

We highly recommend an internal viewing to fully appreciate the space, layout and potential this extended home has to offer.