

FLOOR PLAN

DIMENSIONS

Hallway

Lounge

14'05 x 12' (4.39m x 3.66m)

Dining Kitchen

11'09 x 11'4 (3.58m x 3.45m)

Utility Area

5'05 x 3' (1.65m x 0.91m)

Downstairs Cloakroom

6'01 x 3' (1.85m x 0.91m)

Landing

Bedroom One

9'05 x 8'07 (2.87m x 2.62m)

En Suite

6'05 x 4'05 (1.96m x 1.35m)

Bedroom Two

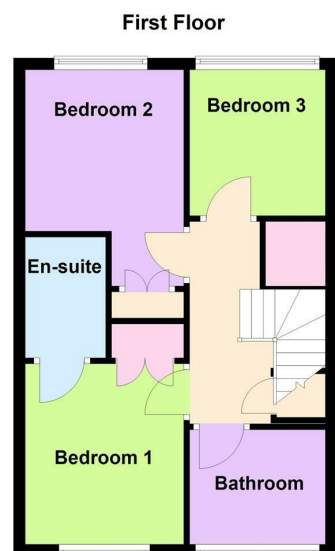
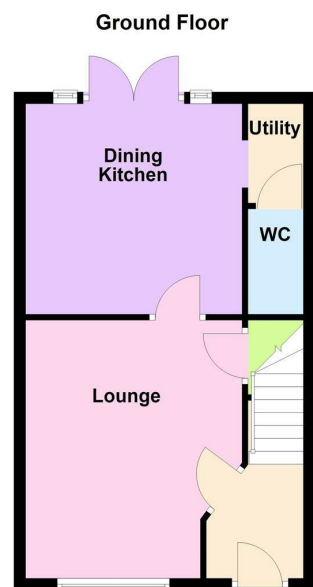
12'01 x 8'08 (3.68m x 2.64m)

Bedroom Three

7'06 x 6'05 (2.29m x 1.96m)

Bathroom

6'05 x 6'03 (1.96m x 1.91m)



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.

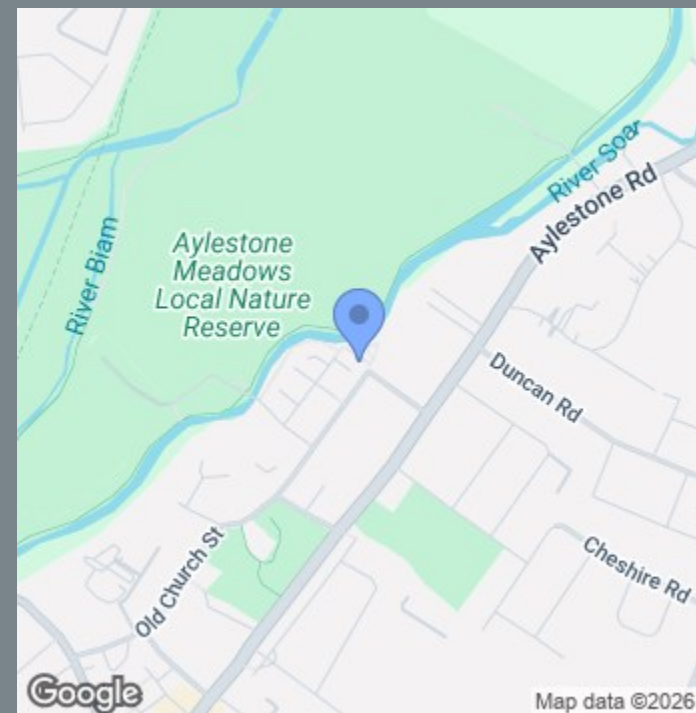
7 Dragonfly Walk, Aylestone, LE2 8DX
Offers In Excess Of £325,000

OVERVIEW

- Stunning Family Home
- Fabulous Location
- Entrance Hallway & Lounge
- Modern Dining Kitchen
- Utility Area & Downstairs Cloakroom
- Three Bedrooms
- Newly Fitted En Suite & Bathroom
- Drive & Detached Garage
- Landscaped Garden
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Dragonfly Walk is located within a modern development in the popular suburb of Aylestone, offering a peaceful setting with a strong community feel. The area benefits from convenient access to nearby shops, supermarkets and everyday amenities, with further retail and leisure facilities available at Fosse Park and Leicester city centre. Families are well served by a selection of primary and secondary schools within easy reach. A standout feature of the location is its proximity to Aylestone Meadows and the River Soar, providing beautiful open green space, scenic walking and cycling routes right on the doorstep. Dragonfly Walk is also well positioned for travel, with regular bus services and easy access to the A426, A563 ring road and M1, making it ideal for commuters. Combining modern living with access to nature and excellent connectivity, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Situated on a lovely modern development, this stunning home enjoys beautiful open views over the park & river, offering a wonderful sense of space and a peaceful outlook rarely found. Upon entering, you are welcomed into a bright entrance hall that leads through to a beautifully presented lounge. Tastefully finished throughout, this inviting space benefits from a window to the front aspect, allowing natural light to flood in—perfect for relaxing or entertaining. To the rear, the recently fitted dining kitchen forms the heart of the home, combining style & practicality. Fitted with sleek white wall & base cabinets, complemented by striking black work surfaces, it offers a contemporary finish alongside integrated appliances including a fridge freezer, dishwasher, oven & hob. The dining area provides ample space for a table & chairs, making it ideal for family meals or social gatherings, while French doors open out onto the garden, creating a seamless indoor-outdoor flow. A separate utility area & downstairs cloakroom add further convenience for everyday living. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for family life, guest space, or a home office. Bedrooms one & two both benefit from built-in wardrobes, providing excellent storage. The primary bedroom also enjoys a newly fitted en suite, finished to a high standard, while the family bathroom has also been recently updated, offering stylish & modern facilities. Externally, the property continues to impress with a driveway & garage providing off-road parking & storage. The landscaped rear garden offers a fantastic outdoor space, featuring a patio area ideal for dining & entertaining, along with a lawn for relaxing or enjoying the warmer months. A truly beautiful home in a sought-after setting, offering style, space & a wonderful outlook—early viewing is highly recommended.

