

## Room Sizes

### Porch

6 x 2

### Hallway

### Living/Dining Room

27'05 x 10

### Kitchen

11'06 x 6'03

### Landing

### Bedroom One

14'09 x 9'1

### Bedroom Two

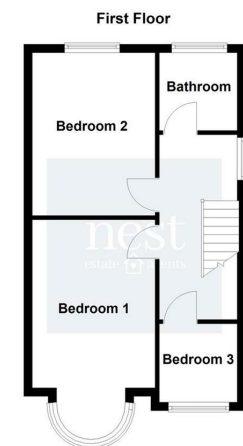
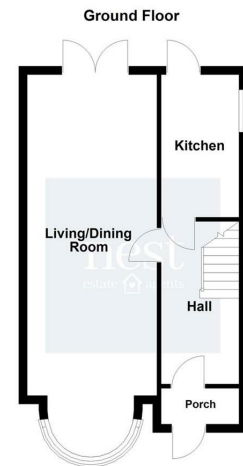
11'1 x 9'1

### Bedroom Three

6'05 x 6'11

### Bathroom

6'05 x 6'06



Belvoir Drive East, Leicester LE2 8QF

£230,000

**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

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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.

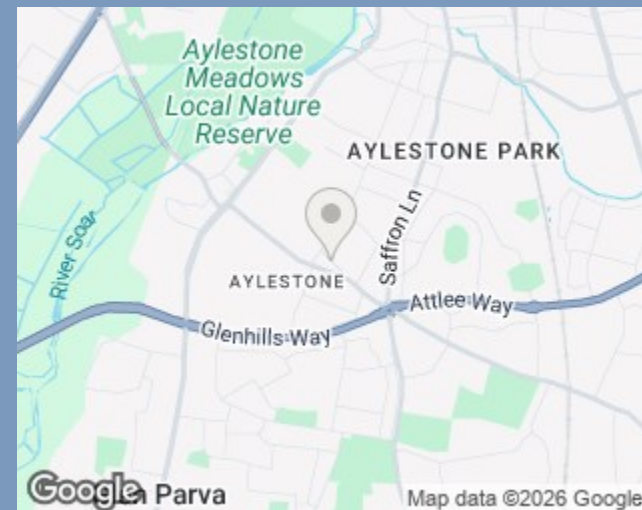
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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.

# The Story Begins

- Fabulous Semi-Detached Home
- Three Bedrooms
- Porch Helpful For Storage
- Fitted Kitchen
- Open And Spacious Living/Dining Room
- Family Bathroom
- Enclosed Garden
- Outside Storage Space
- Freehold
- EPC Rating - D 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 wonderful traditional semi-detached home that offers spacious accommodation perfect for family living. As you begin your journey, you are greeted by an inviting entrance porch that leads you into the entrance hall. From here, a staircase ascends to the first floor, while doors open into the living spaces of the home.

The living/dining room is generously proportioned, bathed in natural light, and provides an ideal setting for family gatherings and entertaining, making it the heart of the home.

The kitchen is well-equipped with both wall and base units, offering ample storage and workspace. It includes plumbing for a washing machine and convenient access to the rear of the property, making it practical for everyday use. There is a cupboard under the stairs which is very handy for extra storage space.

Venturing to the first floor, you will find three bedrooms that provide a peaceful retreat for family members. These rooms are complemented by a family bathroom, which features a bath, a wash hand basin, and a low-level WC, ensuring convenience for all.

Externally, the property boasts a wonderful garden space, predominantly laid to lawn and adorned with mature shrubs and trees, perfect for gardening enthusiasts or simply enjoying the outdoors. There is also an out building with an outside WC alongside extra storage space. To the front of the home, off-road parking, adding to the convenience of this delightful home.

This semi-detached home offers a blend of traditional character and family living.

