13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Dining Room
12' x 12' (3.66m x 3.66m)

Lounge
12'02 x 12'01 (3.71m x 3.68m)

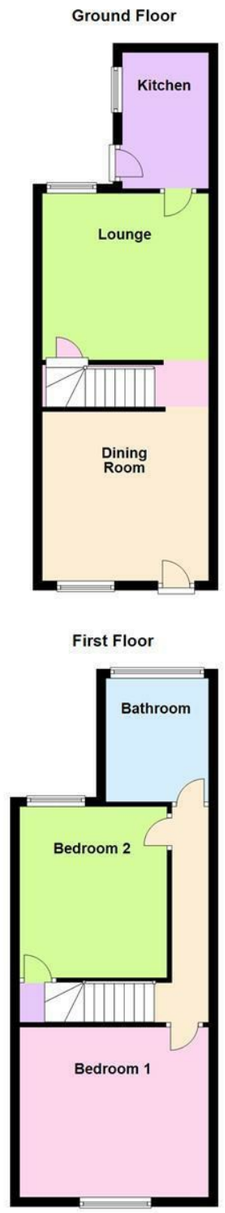
Kitchen
9' x 6'03 (2.74m x 1.91m)

Landing

Bedroom One
12' x 13'03 (3.66m x 4.04m)

Bedroom Two
12'02 x 10'04 (3.71m x 3.15m)

Bathroom
8'10 x 7'05 (2.69m x 2.26m)



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.

44 Narrow Lane, Old Aylestone Village, LE2 8NA

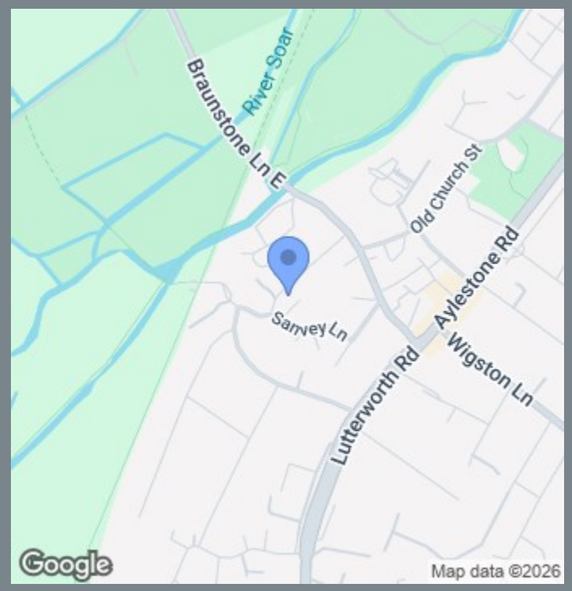
Offers In Excess Of £200,000

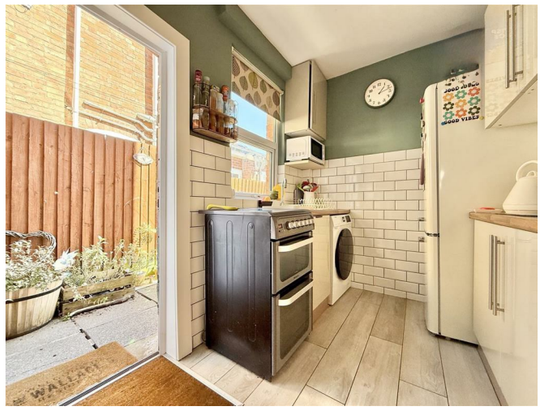
OVERVIEW

- Stunning Home In Beautiful Village
- Original Features
- Lounge & Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Beautiful Bathroom
- Lovely Front & Rear Gardens
- Close To Aylestone Meadows
- Viewing Is A Must
- Freehold, EER - D, Tax Band - A

LOCATION LOCATION....

Narrow Lane is nestled within the heart of Old Aylestone Village, a highly sought-after and characterful area known for its strong community spirit and historic charm. The location offers a range of nearby local shops, cafés and traditional pubs, with further retail and leisure facilities within walking distance at Fosse Park. Families are well served by a selection of reputable schools in the surrounding area. A standout feature of Narrow Lane is its immediate access to Aylestone Meadows, providing beautiful open countryside, riverside walks and cycling routes right on the doorstep. The area is particularly known for its friendly, close-knit community atmosphere, making it a truly welcoming place to live. Narrow Lane is also well positioned for travel, with regular bus services and convenient access to the A426, A563 ring road and M1, offering excellent connectivity to Leicester city centre and beyond. Combining village charm, green surroundings and everyday convenience, Old Aylestone Village remains one of Leicester's most desirable locations.





THE INSIDE STORY

Situated in the heart of the highly sought-after Old Aylestone Village, this stunning home offers a wonderful blend of character, style & flexible living, perfect for those looking for something a little special. The property welcomes you into a bright and inviting lounge, featuring a window to the front aspect that allows natural light to flow in, along with a charming feature fireplace that creates a cosy focal point—ideal for relaxing evenings. To the rear, a versatile second reception room offers excellent flexibility, currently used as a dining room but equally suited as a sitting room or additional living space. With a window overlooking the garden and a log burning stove adding warmth and character, this room provides ample space for a table and chairs, making it perfect for family meals, entertaining, or simply unwinding in a peaceful setting. The modern kitchen is thoughtfully designed, offering a stylish and practical space for cooking, with everything needed for day-to-day living while maintaining the overall charm of the home. Upstairs, the landing leads to two generously sized double bedrooms, both offering comfortable and well-proportioned accommodation. These rooms provide flexibility for a range of uses, whether as bedrooms, guest rooms, or a home office. The bathroom is a real highlight, fitted with a four-piece suite, providing both convenience and a touch of luxury for everyday living. Externally, the property is complemented by delightful cottage-style gardens to both the front and rear, full of charm and character. These outdoor spaces provide the perfect setting for relaxing, gardening, or enjoying time outdoors in a picturesque village environment. A truly beautiful home in a prime village location, offering charm, flexibility & lifestyle—early viewing is highly recommended.