

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

10'01 x 10'11 (3.07m x 3.33m)

Dining Area

12'05 x 10'11 (3.78m x 3.33m)

Kitchen

8'10 x 5'07 (2.69m x 1.70m)

Landing

Bedroom One

11'04 x 10'07 (3.45m x 3.23m)

Bedroom Two

10'11 x 10'07 (3.33m x 3.23m)

Bedroom Three

7'01 x 5'10 (2.16m x 1.78m)

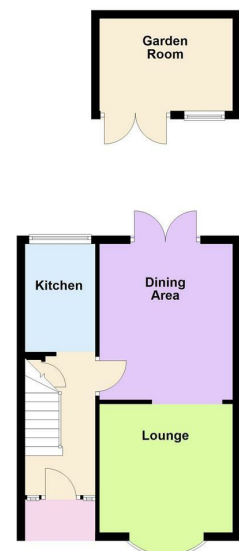
Bathroom

5'09 x 7'10 (1.75m x 2.39m)

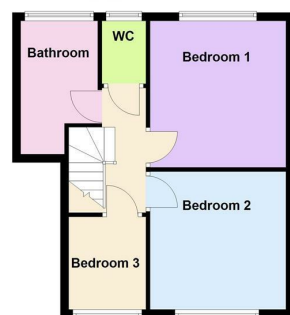
Garden Room

7'06 x 10'09 (2.29m x 3.28m)

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 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.

27 Cranfield Road, Aylestone, LE2 8QR

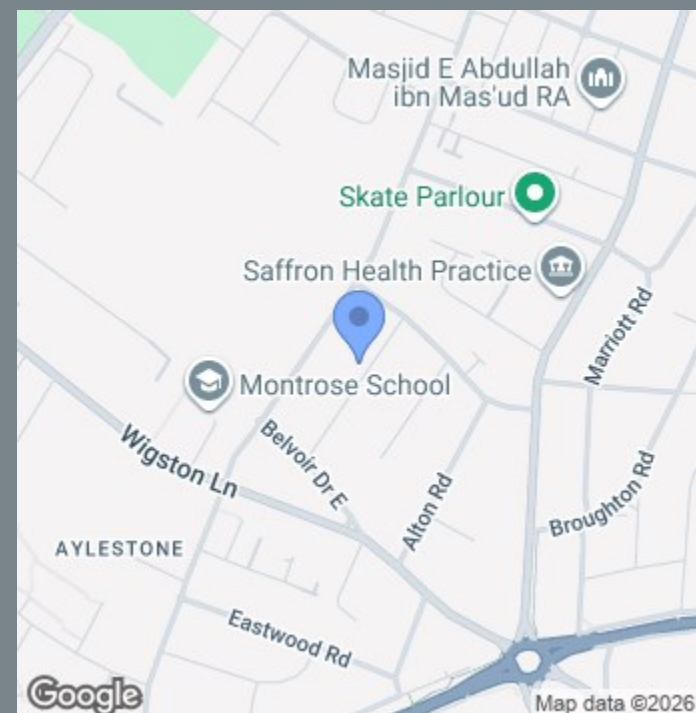
£250,000

OVERVIEW

- Stunning Family Home
- Fabulous Location
- Fully Refurbished Throughout
- Entrance Hall & Kitchen
- Lounge Diner With Log Burning Stove
- Three Bedrooms & Bathroom
- Driveway & Landscaped Garden
- Garden Room/Studio/Home Office
- Viewing Is Essential
- EER - C, Freehold, Tax Band - A

LOCATION LOCATION....

Cranfield Road in Aylestone is a charming and well-connected location that perfectly combines convenience, community, and comfort. The area is known for its friendly, close-knit neighbourhood where residents take pride in their homes and enjoy a genuine sense of belonging. Aylestone itself offers a great selection of local shops, supermarkets, and independent cafés, providing everything you need right on your doorstep. Families will appreciate the choice of highly regarded local schools nearby, making it a wonderful area for children to grow up in. Excellent transport links ensure easy access to Leicester city centre and surrounding areas, with regular bus services and convenient road connections to the M1 and M69. For those who love the outdoors, Aylestone Meadows and nearby parks offer beautiful green spaces for walks, cycling, and relaxation.



THE INSIDE STORY

This beautifully presented home exudes warmth & character throughout, offering stylish modern living with a touch of charm. The welcoming entrance hall leads into a light-filled lounge, where a lovely bay window bathes the room in natural light, creating the perfect space to relax & unwind. Gorgeous wood flooring flows seamlessly through an open archway into the dining area, where a charming log burner with an exposed brick fireplace becomes the heart of the home—ideal for cosy evenings or entertaining friends. French doors open out to the garden, extending the living space and filling the home with an airy, open feel. The modern kitchen has been thoughtfully designed, combining practicality & style, perfect for everyday cooking or weekend gatherings. Upstairs, the landing leads to three beautifully appointed bedrooms, with bedroom one featuring fitted wardrobes that add both elegance & convenience. The family bathroom is sleek and contemporary, complemented by a separate WC for added practicality. Outside, the home continues to impress with a driveway to the front & a landscaped rear garden offering a perfect balance of relaxation & functionality, complete with a patio for alfresco dining. The garden also features a superb garden room, currently used as a creative studio but equally suited as a home office, gym or games room. The property has been fully refurbished to an exceptional standard, including a new kitchen, bathroom, roof, flooring, damp proof course & professionally landscaped gardens—creating a truly turn-key home ready to move straight into.

