

## Room Sizes

### Entrance Hallway

### Lounge

7'03 x 11'10

### Breakfast Kitchen & Living And Dining Area

19'07 max x 17'04 max

### WC

### Bedroom One

7'03 x 11'10

### Bedroom Two

10'03 x 10'11

### Bedroom Three

10'09 x 15'08

### Bedroom Four

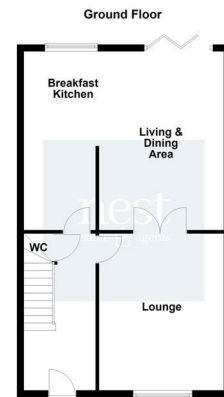
7'10 x 6'11

### En-Suite

### Bathroom

7 x 7'09

### Garage



**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.

Plantation Avenue, Leicester LE2 8PQ

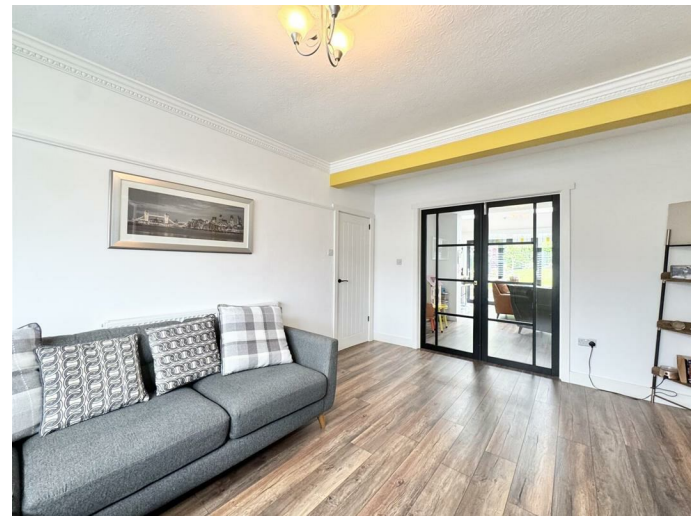
£425,000

# The Story Begins

- Beautiful Semi-Detached Home
- Deceptive Accommodation
- Hallway, Downstairs WC & Cosy Lounge
- Stunning Extended Living Dining Kitchen
- Four Bedrooms & Family Bathroom
- En-Suite Shower Room
- Fabulous & Generous Rear Garden
- Off Road Parking & Detached Garage
- Internal Viewing Essential
- Freehold, Awaiting Energy Rating, Council Tax Band - C

# Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city center, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. The suburb is also well-connected, with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



# Inside Story

This fabulous semi-detached family home occupies a sought-after and convenient location, offering spacious and beautifully presented accommodation that has been thoughtfully improved and extended by the current owners, including an impressive loft conversion. Combining character features with contemporary family living, this exceptional home also occupies a generous plot with a stunning landscaped rear garden.

Upon entering, the welcoming hallway features a stylish tiled floor and access to a practical downstairs WC. Positioned to the front of the property is the elegant separate lounge, enhanced by a charming bay window with plantation shutters and a feature log-burning stove.

Spanning the full width of the rear of the home is the impressive extension, creating a superb open-plan living, dining and kitchen area that forms the heart of the home. This bright and airy space is flooded with natural light through bifold doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The contemporary kitchen is fitted with a range of wall and base units complemented by butcher block work surfaces, integrated appliances and a practical breakfast bar.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room. The family bathroom features a freestanding claw-foot bath, vanity wash hand basin and low-level WC, all finished with contemporary tiling.

The top floor provides an additional bedroom with a Velux window enjoying wonderful views, together with a shower cubicle, creating a versatile and private space.

Externally, this property is a true gem. To the front there is off-road parking leading to a detached garage, while additional outbuildings include a timber workshop and garden shed. The beautifully landscaped rear garden features a shaped lawn, flower borders, mature trees and a patio seating area, offering the perfect setting for relaxation and outdoor entertaining.

