

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
13'09 x 10'11 (4.19m x 3.33m)

Dining Kitchen
11'05 x 16'09 (3.48m x 5.11m)

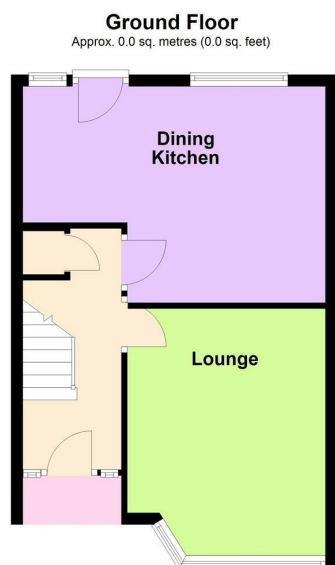
Landing

Bedroom One
14'01 x 11' (4.29m x 3.35m)

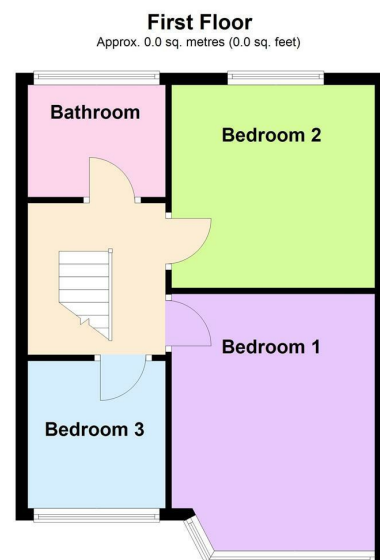
Bedroom Two
11'01 x 11'01 (3.38m x 3.38m)

Bedroom Three
7'09 x 7'04 (2.36m x 2.24m)

Bathroom
5'06 x 7'04 (1.68m x 2.24m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



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.

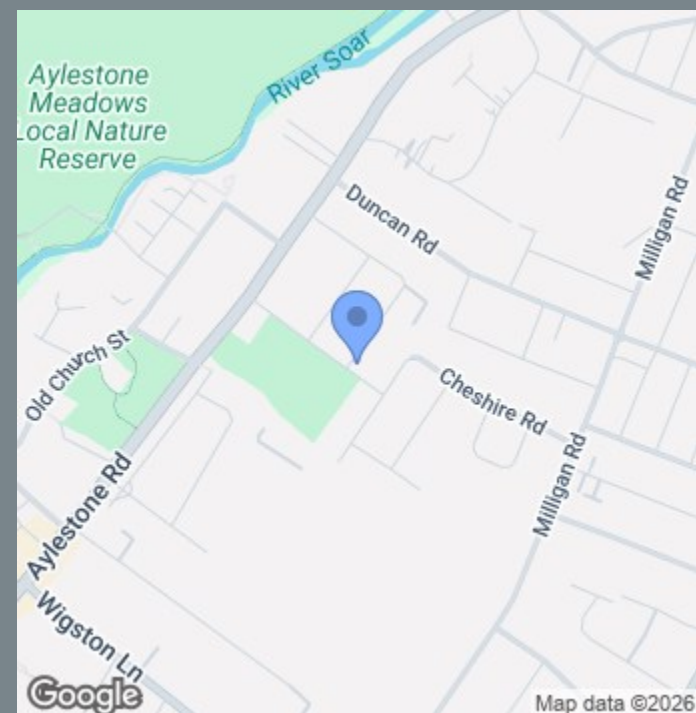
38 Hereford Road, Aylestone, LE2 8HG
Offers Over £220,000

OVERVIEW

- Lovely Family Home
- Great Location
- Entrance Hall & Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Is Essential
- EPC Rating D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Hereford Road in Aylestone is a friendly, residential street in the southwest suburb of Leicester, about two miles from the city centre. Families benefit from well-regarded local schools: Granby Primary is just a 250-yard stroll away. For green space, residents have easy access to Aylestone Meadows, Leicester's largest open reserve, with wildflower meadows, grazing Longhorn cattle, otters and kingfishers, plus pleasant canal-side walks a short distance north of the street. Recreational facilities also include Welford Road Stadium (home of Leicester Tigers rugby), located off Aylestone Road just a short drive or bus-ride away. Transport links are strong offering routes into Leicester city centre. Major roads like the M1/M69 junctions and Fosse Park shopping centre are also within easy reach via Aylestone Road, adding real convenience for drivers.



THE INSIDE STORY

This beautifully presented townhouse is situated in a highly desirable and well-established residential area, combining style, comfort, and practicality to create an ideal family home. Set back from the road, the property enjoys attractive kerb appeal thanks to a charming front garden that adds a welcoming touch. Stepping inside, you're greeted by a spacious entrance hall that sets the tone for the rest of the house. The lounge is a particularly inviting space, featuring a bay window that floods the room with natural light, while a feature fireplace adds character and a cosy focal point—perfect for relaxing evenings or quiet weekends at home. To the rear of the property lies a generously proportioned dining kitchen, well-equipped with a wide range of wall and base cabinets, finished with contrasting work surfaces that blend functionality with modern aesthetics. The kitchen includes integrated appliances such as an oven and hob, with additional space and plumbing for a washing machine and a fridge freezer. There's also plenty of room for a family dining table and chairs, making this a true hub of the home where everyday meals and casual entertaining can be enjoyed. A rear door leads conveniently into the garden, allowing for seamless indoor-outdoor living during the warmer months. Upstairs, the property continues to impress, with a well-sized landing providing access to three bedrooms, each offering flexibility for use as sleeping quarters, a nursery, guest room, or even a home office. The family bathroom is smartly fitted and serves the home with style and functionality. Outside, the rear garden is designed for low-maintenance living, featuring artificial grass that remains lush year-round, and a raised seating area that offers a perfect spot for alfresco dining, entertaining guests, or simply unwinding in a peaceful setting.

