

FLOOR PLAN

DIMENSIONS

Porch
1'08 x 5'06 (0.51m x 1.68m)

Hallway

Breakfast Kitchen
14'03 x 6' (4.34m x 1.83m)

Lounge Diner
25'03 x 10'05 (7.70m x 3.18m)

Conservatory
5'07 x 18'06 (1.70m x 5.64m)

Storage
4'07 x 5'05 (1.40m x 1.65m)

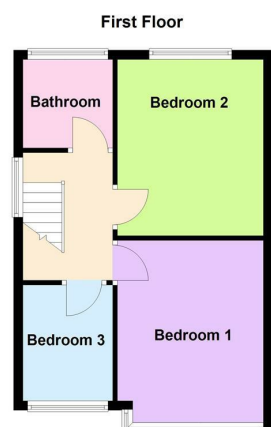
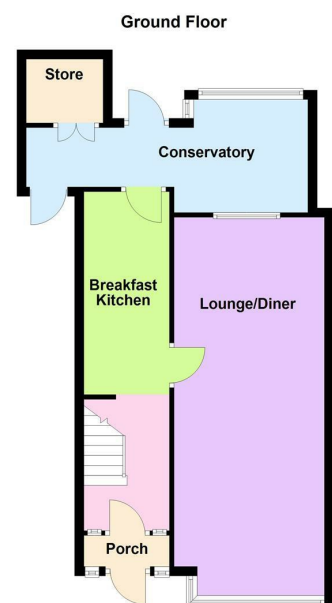
Landing

Bedroom One
12'09 x 9'10 (3.89m x 3.00m)

Bedroom Two
12'04 x 9'11 (3.76m x 3.02m)

Bedroom Three
8'01 x 6'04 (2.46m x 1.93m)

Bathroom
5'11 x 6'04 (1.80m x 1.93m)



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.

35 Shropshire Road, Aylestone, LE2 8HX

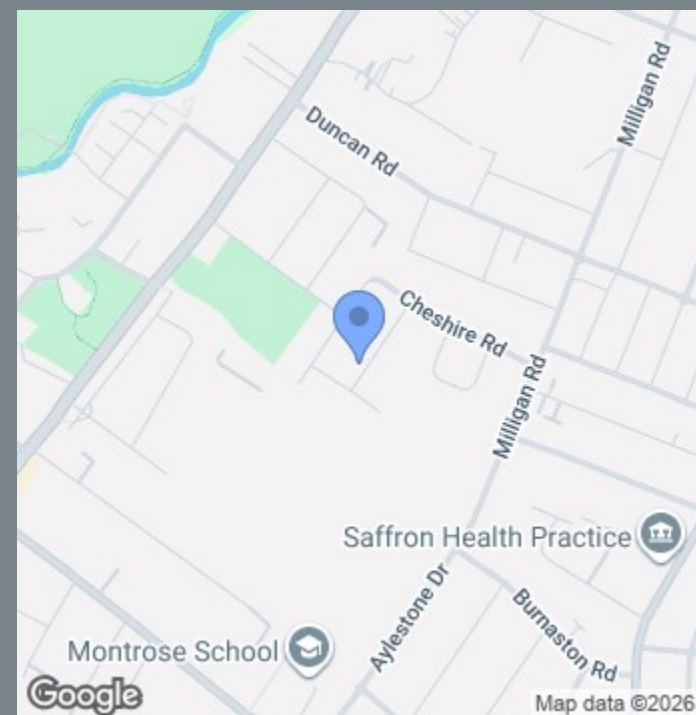
£230,000

OVERVIEW

- Lovely Family Home
- No Onward Chain
- Fabulous Location
- Porch, Kitchen & Conservatory
- Spacious Lounge Diner
- Three Bedrooms & Bathroom
- Potential Driveway & Low Maintenance Garden
- Viewing Is Highly Recommended
- EER - tbc, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Shropshire Road is situated within the ever-popular suburb of Aylestone, an area renowned for its strong community spirit, excellent amenities and abundance of green open space. Aylestone has long been one of Leicester's most sought-after residential locations, offering a wonderful balance between city convenience and a more relaxed, village-like atmosphere. Residents enjoy easy access to a variety of local shops, cafés, supermarkets and everyday services, while Fosse Park and Leicester city centre provide an extensive range of shopping, dining and leisure opportunities. Families are particularly drawn to the area thanks to its well-regarded schools and friendly neighbourhood feel. One of Aylestone's standout features is the beautiful Aylestone Meadows, with its scenic riverside walks, cycle routes and open green spaces providing a peaceful escape right on the doorstep. The area is also exceptionally well connected, benefiting from regular bus services and easy access to the A426, A563 ring road and M1 motorway network. Combining convenience, character and a genuine sense of community, Shropshire Road enjoys a fantastic position within one of Leicester's most desirable suburbs.



THE INSIDE STORY

Situated in a great location & offered to the market with no onward chain, this spacious end townhouse presents a fantastic opportunity for buyers looking to put their own stamp on a well-proportioned home. The property is entered via a useful porch leading into a welcoming hallway, which opens into the breakfast kitchen. Fitted with a range of wall & base cabinets complemented by work surfaces, the kitchen provides ample storage & preparation space, while also offering room for a small table & chairs—perfect for morning coffee, casual dining, or keeping the cook company. The lounge diner is a particularly impressive space, stretching from front to rear of the property & benefitting from windows at both ends, allowing natural light to flood through. The dining area is positioned to the front, creating an ideal setting for family meals or entertaining guests, while the lounge area to the rear enjoys a charming feature fireplace, providing a cosy focal point for relaxing evenings. Beyond this, the conservatory offers a wonderful additional reception space overlooking the garden, ideal as a sitting room, reading area, hobby room, or simply a place to unwind. A handy storage cupboard adds further practicality. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for families, guests, or those requiring workspace. The bathroom is fitted with a white three-piece suite, creating a bright & functional space for everyday use. Externally, the property benefits from a gated driveway to the front, while the rear garden has been designed with ease of maintenance in mind, creating an enjoyable outdoor space without the upkeep. A spacious home with fantastic potential, versatile accommodation & a highly convenient location—early viewing is highly recommended.

