

FLOOR PLAN

DIMENSIONS

Entrance Hall
 3'11 x 10'08 (1.19m x 3.25m)

Lounge
 12' x 21'01 (3.66m x 6.43m)

Dining Kitchen
 18'11 x 11' (5.77m x 3.35m)

Sun Lounge
 8'01 x 11'01 (2.46m x 3.38m)

Downstairs Bathroom
 5'06 x 9'03 (1.68m x 2.82m)

Landing

Bedroom One
 12' x 9'09 (3.66m x 2.97m)

Bedroom Two
 9'10 x 12'09

Bedroom Three
 9'01 x 11' (2.77m x 3.35m)

Shower Room
 9'01 x 7' (2.77m x 2.18m)



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

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.

40 Marsden Lane, Old Aylestone Village, LE2 8LR

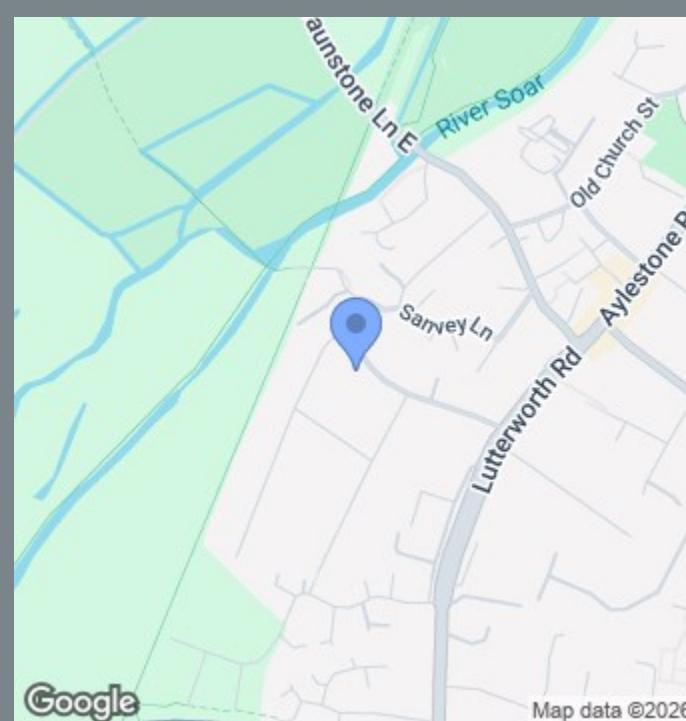
£350,000

OVERVIEW

- Fabulous Cottage, In Beautiful Village, Steeped In History
- No Onward Chain & Viewing Essential
- Entrance Hall & Lounge
- Dining Kitchen & Sun Lounge
- Downstairs Bathroom
- Three Bedrooms & Shower Room
- Gated Driveway & Extensive Garden
- LCC Planning Approval
- Ref No 20250201
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Old Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has plenty to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



THE INSIDE STORY

A truly stunning cottage, steeped in history & brimming with character, set on a fabulous plot in the heart of the picturesque village of Old Aylestone. Behind a private gated driveway, this charming home welcomes you into an inviting entrance hall leading to a cosy lounge with exposed beams, dual-aspect windows & two beautiful fireplaces—one with a working open fire, perfect for snug winter evenings when the glow of the fire fills the room. The generous dining kitchen blends style & practicality, with an excellent range of wall & base cabinets, an eye-level double oven, sink drainer with mixer tap & ample space for a family table & chairs, making it the true heart of the home. From here, step into the bright sun lounge, crowned with a striking lantern roof & French doors opening onto the garden—perfect for morning coffee, lazy weekend afternoons or hosting friends on warm summer evenings. The ground floor also features a well-appointed bathroom. Upstairs, the landing leads to three comfortable bedrooms, each filled with natural light & character, plus a stylish shower room with a walk-in shower for a touch of everyday luxury. The extensive rear garden is a true highlight—beautifully landscaped with mature shrubs, sweeping lawns & multiple patios, creating a private sanctuary ideal for outdoor dining, family gatherings, children's play or simply relaxing with a book while listening to the birdsong. This exceptional home, offered with no onward chain, combines the warmth of original features with modern convenience, all in a sought-after village location with local amenities, riverside walks & excellent transport links close by. Whether you're seeking a peaceful retreat, a character-filled forever home or a place to make treasured memories, this remarkable property is sure to capture your heart.

