1a Lutterworth Road Blaby, Leicester, LE9 1RG
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www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Living Room
11'8 x 11'1

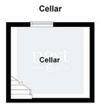
Kitchen & Dining Area
21'11 x 11'8

Cellar
11'1 x 11'8 max

Bedroom One
11'7 x 11'3

Bedroom Two
11'4 x 9

Bathroom
5'4 x 8'8









Park Avenue, Aylestone LE2 8BD

Offers In Excess Of £200,000

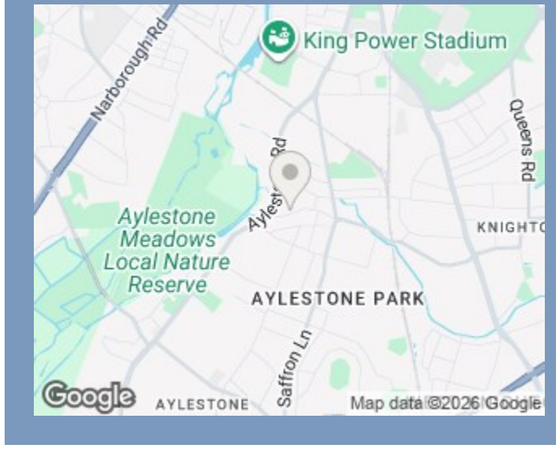
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased 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.

The Story Begins

- Beautiful Palisade Terrace Home
- Living Room With Bay Window & wooden style flooring
- Extended Kitchen With Dining Area
- Cellar Currently Used As A Study Area
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Freehold
- EPC - C
- Council Tax Band - A Leicester City Council EPC rating - C

Location Is Everything

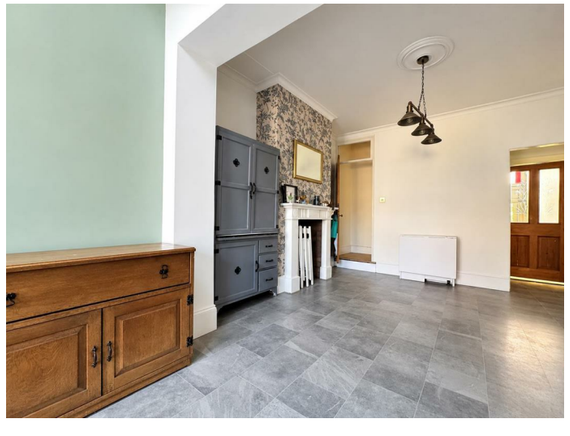
Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal right into the heart of Leicester City.











Inside Story

Nestled in a no through road, this Palisade Terrace is a captivating property that seamlessly blends contemporary features with traditional elements, creating a cosy and welcoming atmosphere.
The inviting living room, boasts a fireplace, stripped wooden flooring, shelving into an alcove, and a bay window to the front, creating a lovely space for relaxation.
The kitchen is the perfect setting for family gatherings, offering ample space for various activities and quality time spent together, there is a roomy area for a dining table or sofa. The kitchen has wall and base units, a Belfast sink make washing up a dream looking over the garden, French doors leading to the patio, and an abundance of natural light that illuminates the space beautifully.
The cellar provides space and is currently utilised as a study by the owners, offering a versatile area for relaxation or entertainment.
To the first floor, where you'll find two charming bedrooms awaiting you. The first bedroom features besboke built-in wardrobes, a feature fireplace, and strip wooden flooring, combining functionality with style. The second bedroom offers additional storage space, and a window to the rear aspect.
The bathroom is equipped with a three-piece suite comprising a bath, sink, and WC, ensuring your daily needs are met.
Step outside to the rear garden, which boasts a lawn and a patio area for outdoor enjoyment, providing a spot for relaxation and al fresco dining. Please note that the garden is not fully enclosed, allowing for potential customisation according to your preferences.
A fabulous, beautifully presented property with charming features that exude warmth and character.



