13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
2'11 x 3'09 (0.89m x 1.14m)

Entrance Hallway

Lounge
11'08 x 14' (3.56m x 4.27m)

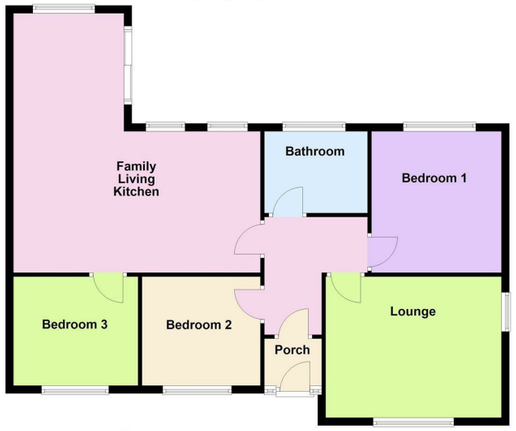
Family Living Kitchen
21'03 x 20'05 (6.48m x 6.22m)

Bedroom One
11'06 x 10'11 (3.51m x 3.33m)

Bedroom Two
9' x 9'10 (2.74m x 3.00m)

Bedroom Three
8'11 x 9'06 (2.72m x 2.90m)

Bathroom
5'03 x 7'04 (1.60m x 2.24m)





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.

12 Marsden Lane, Old Aylestone Village, LE2 8LR

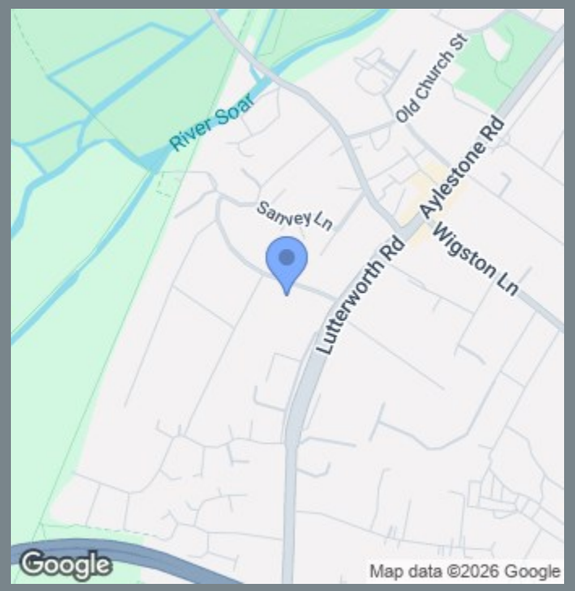
Guide Price £340,000

OVERVIEW

- Beautiful Detached Bungalow
- Lovely Village Location
- Porch & Entrance Hall
- Spacious Lounge
- Family Living Kitchen
- Three Bedrooms
- Modern Bathroom
- Driveway & Landscaped Garden
- Viewing Is A Must
- EER - D, Freehold, Council Tax -C

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 everything 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

Nestled in the heart of a truly enchanting village location, this delightful detached bungalow offers an exceptional blend of serene village life and stylish, flexible living. Step through the welcoming porch into the spacious entrance hall, leading to the elegant lounge, a sanctuary of light thanks to its dual-aspect windows and featuring a contemporary, wall-mounted fire that promises cosy evenings and a chic focal point—perfect for unwinding or hosting intimate gatherings. The true heart of this home is the stunning, open-plan family living kitchen, where sleek black wall and base cabinets contrast beautifully with warm wooden worktops, creating an inspiring space for the gourmet enthusiast. This expansive area flows effortlessly into a dedicated dining space and a sun-drenched seating area, complete with patio doors opening onto the garden, ideal for seamless indoor-outdoor entertaining or simply enjoying your morning coffee. The accommodation is completed by three generously proportioned double bedrooms, offering tranquil retreats that can be utilised as sleeping quarters, a productive home office, a creative studio, or a well-equipped gym. A lovely, modern family bathroom serves these rooms. Outside, a private driveway provides convenient parking, while the beautifully landscaped rear garden, featuring a fabulous raised decked area, is an outdoor haven ready for summer BBQs, alfresco dining, and peaceful relaxation under the sun or stars





