

FLOOR PLAN

DIMENSIONS

Lounge
11'02 x 10'10 (3.40m x 3.30m)

Dining Room
12'02 x 11'02 (3.71m x 3.40m)

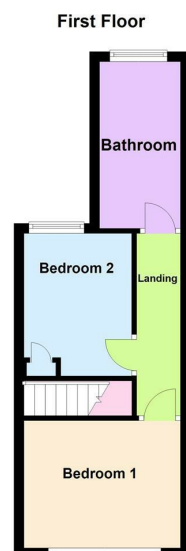
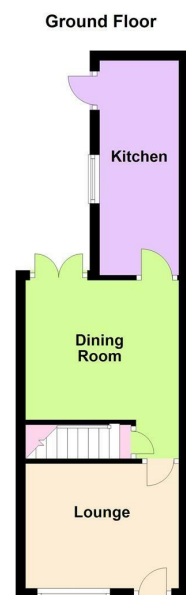
Extended Kitchen
16'11 x 6' (5.16m x 1.83m)

Landing

Bedroom One
11'03 x 12'03 (3.43m x 3.73m)

Bedroom Two
12'02 x 8'11 (3.71m x 2.72m)

Bathroom
9'07 x 5'11 (2.92m x 1.80m)



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.

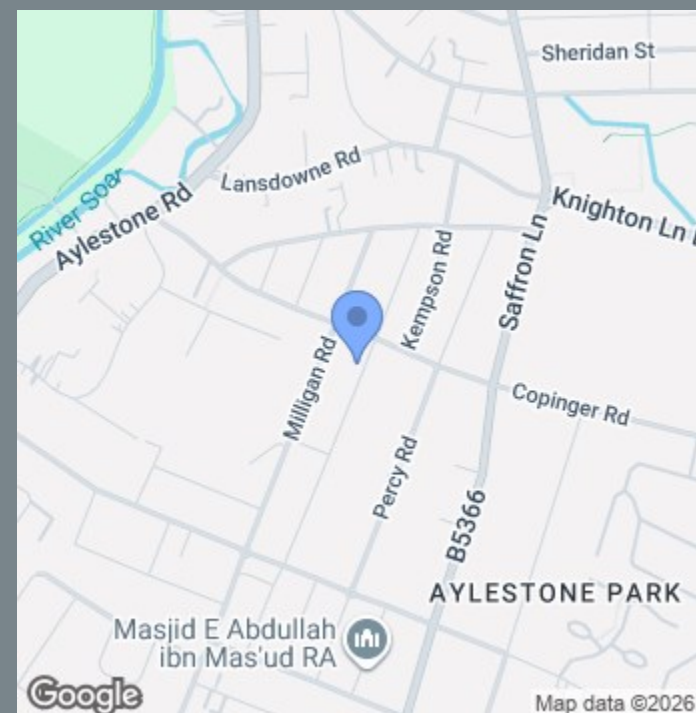
99 Vernon Road, Aylestone, LE2 8GF
Offers In Excess Of £180,000

OVERVIEW

- Lovely Terraced Home
- Fabulous Location & No Onward Chain
- Lounge & Dining Room
- Extended Kitchen
- Two Double Bedrms
- Newly Fitted Bathroom
- Beautiful Garden
- External wall insulation, improving energy efficiency & comfort
- Viewing Is Advised
- Freehold, EER - C, Council Tax Band A

LOCATION LOCATION....

Vernon Road is situated within the popular suburb of Aylestone, a well-established area to the south-west of Leicester known for its strong community feel and convenient amenities. The area benefits from a variety of nearby shops, supermarkets and everyday services, with local convenience stores and larger retailers such as Tesco Express, Iceland and Heron Foods all within easy reach. Families are well served by a number of primary and secondary schools in the surrounding area, making it a practical choice for those with children, while the neighbourhood itself offers a friendly, community-focused atmosphere. Residents also enjoy excellent access to green spaces, including the much-loved Aylestone Meadows, offering scenic walking routes, cycle paths and open parkland along the River Soar. Vernon Road is well positioned for travel, with regular bus services and easy access to the A426 and A563, providing straightforward links into Leicester city centre and the M1. Combining convenience, connectivity and access to green space, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Situated in a great and convenient location, this lovely terraced home is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers or investors. The property opens into a welcoming lounge, featuring a charming fireplace that creates a cosy focal point, along with a window to the front aspect allowing natural light to brighten the space—perfect for relaxing or entertaining. To the rear, the dining room provides a versatile second reception area, complete with a wall-mounted gas fire and French doors leading out to the garden. This room lends itself perfectly to family meals, hosting guests, or even as a flexible living or working space, with a lovely connection to the outdoors. The extended kitchen is both practical and stylish, fitted with a range of white cabinetry complemented by wood-effect work surfaces. With an integrated oven and hob, plumbing for both a dishwasher and washing machine, and tiled flooring, this space is well-suited to modern day living while offering plenty of storage and workspace. Upstairs, the landing leads to two generously sized double bedrooms, both offering comfortable accommodation and flexibility for a variety of uses, whether as sleeping spaces, a home office, or guest rooms. The newly fitted bathroom is a real highlight of the home, finished to a high standard with a fresh, contemporary feel. Thoughtfully designed, it provides a stylish and relaxing space to unwind, combining modern fittings with a clean, elegant finish—perfect for both busy mornings and more leisurely evenings. Externally, the property benefits from a pleasant rear garden, featuring a patio area ideal for outdoor dining and a lawned section providing space to relax or enjoy the warmer months. ** The front photo is for illustration purposes only. A new window and rendering will be done as shown before the sale completes **

