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



FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen 12'10 x 6'11 (3.91m x 2.11m)

Lounge 18'6 x 14'4 (5.64m x 4.37m)

Downstairs WC

Bedroom One 16'7 x 11'00 (5.05m x 3.35m)

En-suite

Bedroom Two 14'4 x 10'08 (4.37m x 3.25m)

Bedroom Three 13'4 x 8'9 (4.06m x 2.67m)

Bedroom Four 11'1 x 7'7'1 (3.38m x 2.31m'0.30m)

AND FITTINGS All items in the nature of the vendors fi ia our office at 13 Leicester Road. Wigston, Leicester, LF18

Bathroom 7'0 x 6'8 (2.13m x 2.03m)

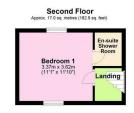
PERTY VALUATIONS Loc

Garage











1 The Firs, Aylestone, Leicestershire, LE2 8PU Offers Over £350,000

Measurements are for guidance only and potential buyers are advised to recheck measurements. Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these prope on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general view condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purpos

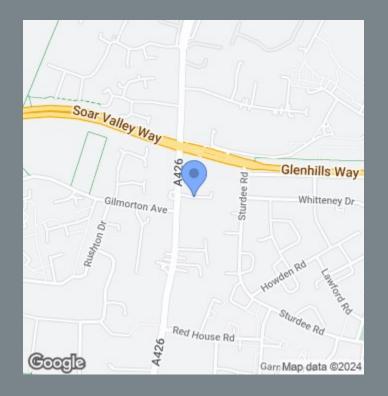
DFFER PROCEDURE if you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify t AONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, u

OVERVIEW

- Secure Gated Entrance
- Four Double Bedrooms
- En-suite & Family Bathroom
- Perfect Family Home
- Exclusive & Private Cul-De-Sac
- Access To Main Motorway Links
- No Onward Chain
- Freehold Property
- Council Tax Band E
- EPC Rating B

LOCATION LOCATION....

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, restaurant's and pubs. For all the fitness fanatic's there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts 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-boys secondary school and an allgirls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College.











THE INSIDE STORY

Immaculate, spacious, detached family home nestled at the top of a private drive with versatile living throughout, is offered for sale in show home condition & must be viewed internally to truly appreciate all this home has to offer. Tastefully decorated throughout you begin in the entrance hall which has doors to the downstairs rooms & stairs to the first floor. The downstairs cloakroom is fitted with a low level wc & wash hand basin. The heart of this home is the fabulous living family kitchen which is just a wonderful space for socialising, entertaining & family time. The kitchen is fitted with a range of contemporary style base & wall units with work surfaces over, integrated Bosch double oven, fridge and freezer, integral dishwasher, induction hob with canopy extractor fan over, pan drawers under. The dining area has room for a table & chairs, perfect for family meals & entertaining. The lounge area is the ideal space for relaxing with bi-fold doors giving views over the garden. *To the first floor are three good sized bedrooms and a family bathroom.* The bathroom is fitted with a bath, low flush wc, wall mounted sink. To the second floor you have the main bedroom with the en-suite shower room and fitted wardrobes. Externally, the drive provides ample parking, the garage has a electric door power \mathcal{E} lighting & to the rear the garden is landscaped & has a patio perfect for outside dining

in the warmer months. USE LE2 8PU to find.

