

FLOOR PLAN

DIMENSIONS

Entrance Vestibule

Lounge
13'07 x 15'02 (4.14m x 4.62m)

Dining Kitchen
10'03 x 15'02 (3.12m x 4.62m)

Downstairs Cloakroom
6'06 x 2'08 (1.98m x 0.81m)

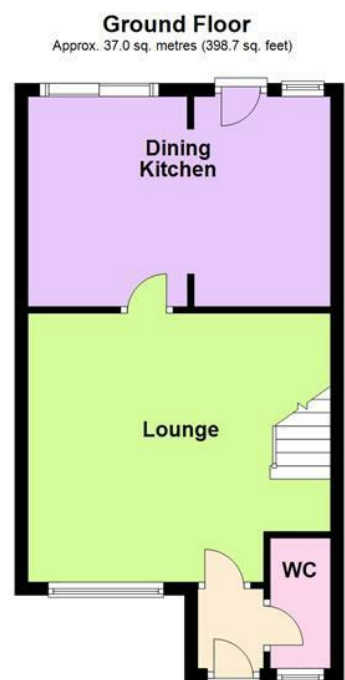
Landing

Bedroom One
12'04 x 8'03 (3.76m x 2.51m)

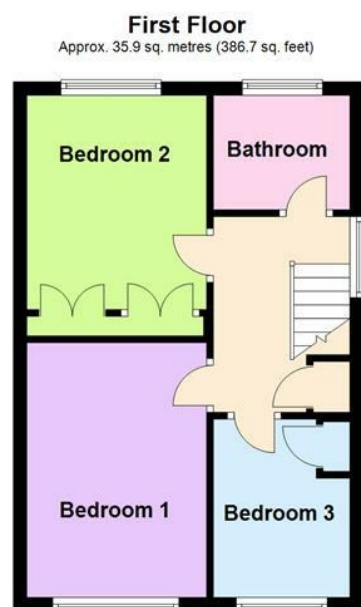
Bedroom Two
11'09 x 8'04 (3.58m x 2.54m)

Bedroom Three
8'08 x 6'06 (2.64m x 1.98m)

Family Bathroom
5'07 x 6'06 (1.70m x 1.98m)



Total area: approx. 73.0 sq. metres (785.4 sq. feet)



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.

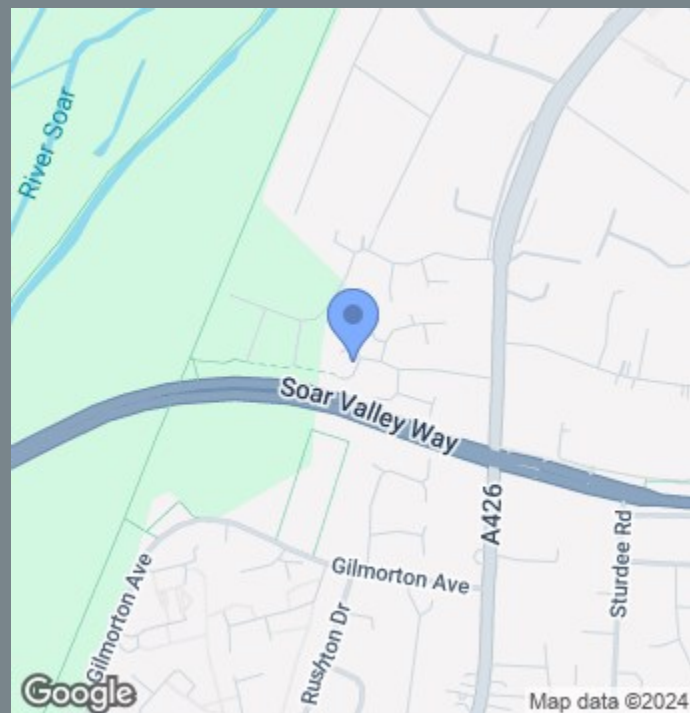
45 Buckingham Drive, Aylestone, LE2 8PY
Offers In Excess Of £220,000

OVERVIEW

- Lovely Family Home
- Sought After Location
- Entrance Vestibule & Downstairs Cloakroom
- Spacious Lounge
- Family Dining Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Enclosed Rear Garden
- Viewing Essential
- Freehold, EER Rating - C
- Council Tax Band - C

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, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and 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 via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

Nestled in a highly sought-after location, this lovely semi-detached home beckons for a new family to transform it into their own haven. Upon entry, you're greeted by an inviting vestibule, setting the tone for the warmth and comfort that permeates throughout the house. The spacious lounge offers ample room for relaxation and entertaining, featuring a welcoming ambiance ideal for cosy gatherings or quiet evenings in. The heart of the home, the dining kitchen, boasts integrated appliances and seamlessly blends functionality with aesthetics. The dining area is the perfect place for meals with loved ones or entertaining with patio doors allowing the feeling of bringing the outside in through the summer months. The downstairs cloakroom is a great addition and has a low level wc and wash and basin. Upstairs, discover three well-appointed bedrooms, each offering comfort and privacy, providing versatile accommodation to suit your family's needs. The family bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside a driveway offers convenient parking, while the enclosed rear garden provides a private oasis, perfect for outdoor enjoyment and relaxation. With its desirable location and charming features, this home presents an exceptional opportunity to create a lifestyle tailored to your family's needs. Don't miss the chance to make this house your home. Schedule a viewing today

