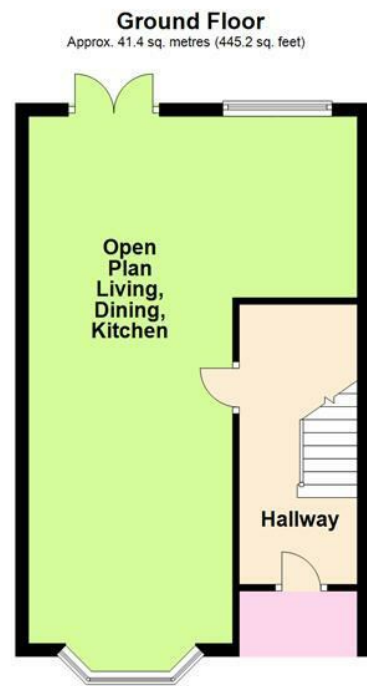


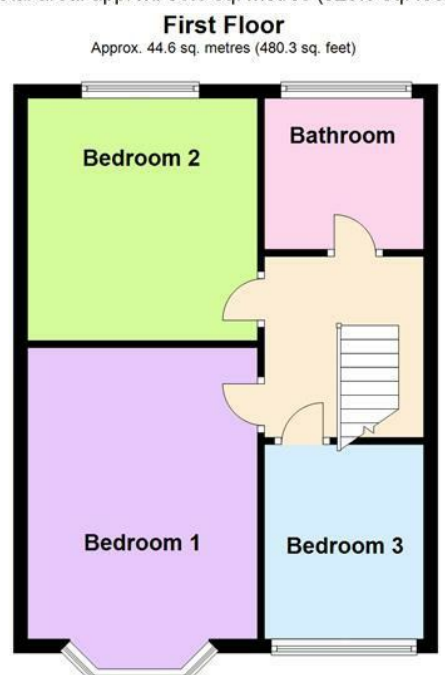
## FLOOR PLAN

### DIMENSIONS

- Entrance Hall**  
12'11 x 5'07 (3.94m x 1.70m)
- Open Plan Living, Dining  
Kitchen**  
23'4 x 16' max (7.11m x 4.88m max)
- Landing**
- Bedroom One**  
13'3 x 9'9 (4.04m x 2.97m)
- Bedroom Two**  
11'11 x 9'9 (3.63m x 2.97m)
- Bedroom Three**  
7'2 x 7' (2.18m x 2.13m)
- Bathroom**  
7'2 x 7'1 (2.18m x 2.16m)



Total area: approx. 86.0 sq. metres (925.5 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/](http://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.

323 Milligan Road, Aylestone, Leicestershire, LE2 8FH

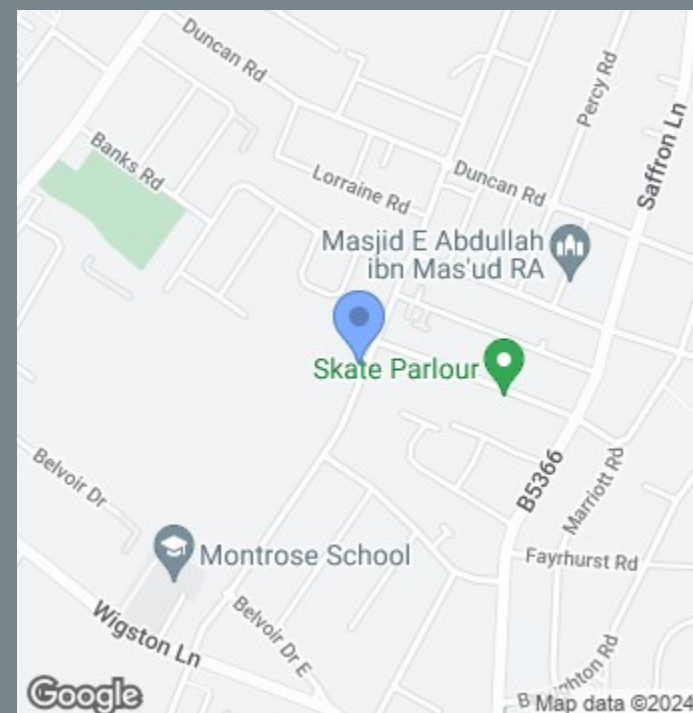
£240,000

## OVERVIEW

- Stunning Family Home
- Great Location
- Entrance Hall
- Open Plan, Living, Dining, Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden With Open Views
- Viewing Is Recommended
- EER Rating - D, Freehold
- Council Tax Band - A

## LOCATION LOCATION....

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

Welcome to this truly stunning family home, a masterpiece of modern design and comfort finished to an impeccable standard. Nestled in a lovely location, this property is not only a testament to contemporary living but also an ideal choice for first-time buyers seeking both style and functionality. As you step into the entrance hall, you're immediately greeted by the warmth and elegance that defines this home. The open-plan living area is a breathtaking space, thoughtfully designed to cater to both relaxation and entertainment. The dining kitchen is a chef's dream, featuring a sleek breakfast bar and an eye-level double oven, making meal preparation a pleasure. French doors open onto the garden, seamlessly integrating the indoor and outdoor spaces and flooding the area with natural light. The living area is further enhanced by a bay window, offering a cosy nook and picturesque views. Upstairs, the three bedrooms are havens of comfort and style, each offering a peaceful retreat after a long day. The family bathroom is a sanctuary of relaxation, with modern fixtures and fittings that cater to the needs of the entire household. Outside, the driveway provides convenient parking, while the enclosed garden is a true oasis. The raised decked area is perfect for al fresco dining, while the artificial grass ensures a pristine lawn year-round. The open views from the garden add to the sense of tranquility and privacy, making this outdoor space an ideal retreat.

