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# nestegg properties

# FLOOR PLAN

# **DIMENSIONS**

Porch

Entrance Hall 13'04 x 5'11 (4.06m x 1.80m)

**Lounge** 18' x 11'07 (5.49m x 3.53m)

**Dining Kitchen** 9'02 x 17'11 (2.79m x 5.46m)

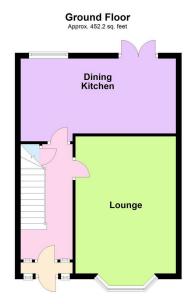
Landing

**Bedroom One** 13'11 x 11'02 (4.24m x 3.40m)

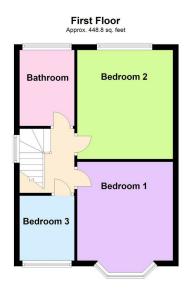
**Bedroom Two** 12'07 x 11'02 (3.84m x 3.40m)

**Bedroom Three** 7'06 x 6'04 (2.29m x 1.93m)

**Bathroom** 8'11 x 6'04 (2.72m x 1.93m)



Total area: approx. 901.1 sq. feet





SIXTURES 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, LEIS INR

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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 hone.

Call us on OH6 28H 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

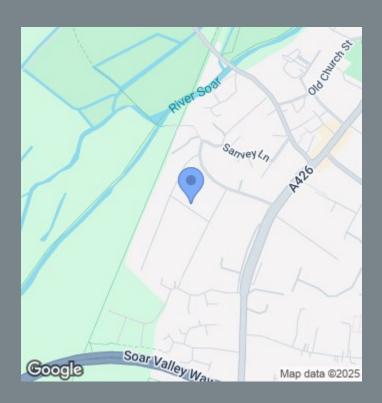
be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be re

#### **OVERVIEW**

- · Stunning Family Home
- · Desirable Village Location
- · Porch & Entrance Hall
- · Lounge With Log Burning Stove
- · Dining Kitchen
- · Three Bedrooms & Family Bathroom
- Driveway & Beautiful Garden With Summer House
- · Viewing Is A Must
- · EER Rating D, Freehold
- · Council Tax Band B

## 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 on a lovely road in a fabulous village, this charming bay-fronted family home offers a delightful mix of comfort and elegance. As you approach, you are greeted by a welcoming porch that leads into the entrance hall. The lounge is tastefully finished with a window to the front, providing ample natural light. The beautiful log burning stove adds a touch of warmth and character to the room, making it an ideal space to relax and unwind. The room is spacious enough to accommodate comfortable seating arrangements, perfect for family gatherings or quiet evenings by the fire. The dining kitchen is a true heart of the home, featuring ample shaker style wall and base units. The sink with a drainer and mixer tap makes washing up a breeze, the eye level double oven is perfect for the aspiring chef, and there is plenty of room for a table and chairs, making it an excellent space for family meals and entertaining. French doors open out into the garden, allowing for seamless indoor-outdoor living. The kitchen is well-equipped with modern appliances, ensuring that cooking and entertaining are a pleasure. Upstairs, the landing leads to three beautiful bedrooms, each offering a peaceful retreat. The master bedroom is particularly spacious and has a serene ambiance. The family bathroom is equipped with a four-piece suite, providing all the necessary comfort and is tastefully decorated, with modern fixtures and fittings that add a touch of luxury. Outside, the driveway to the front offers convenient parking. The well maintained garden is a delightful space with a patio, lawn, and a decked seating area at the bottom, perfect for enjoying the outdoors. Additionally, there is a summer house and a storage shed, adding extra utility to the property.







