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

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FLOOR PLAN

DIMENSIONS

Lounge 11'3 x 11'2 (3.43m x 3.40m)

Dining Room 11'8 x 11'2 (3.56m x 3.40m)

Kitchen 9'10 x 5'10 (3.00m x 1.78m)

Landing

Bedroom One 12'4 x 11'4 (3.76m x 3.45m)

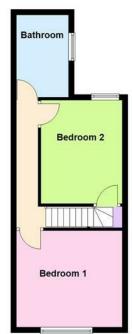
Bedroom Two 11'9 x 9'8 (3.58m x 2.95m)

Bathroom



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

First Floor Approx. 0.0 sq. metres (0.0 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.

VIE WING VIA OUT Office at 18 Leicester Road, Wigston, Leicester, LEIS INK
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 hom 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 not delay in agreeing a relation.

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.

78 Vernon Road, Aylestone, LE2 8GA

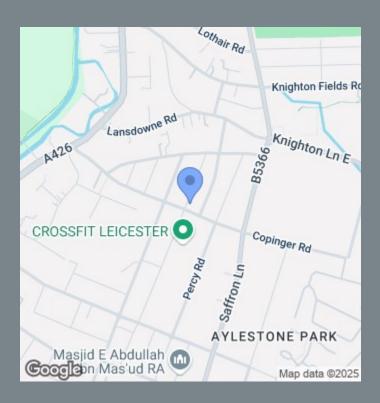
Offers In Excess Of £170,000

OVERVIEW

- · Beautiful Terraced Home
- · No Chain & Popular Location
- · Lounge & Dining Room
- Fitted Kitchen
- · Two Double Bedrooms
- Bathroom
- · Low Maintenance Garden
- · Viewing Is Essential
- · EER Rating E, Freehold
- · Council Tax Band A

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 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-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 fabulous location, this charming terraced home offers a perfect blend of character and modern convenience, ideal for first-time buyers or investors with no chain complications. Step into a welcoming lounge adorned with a feature fireplace and a front-facing window that bathes the space in natural light creating the perfect place for relaxing at the end of the day. Flowing seamlessly into a spacious dining room, there's ample room for family meals, complemented by direct access to the serene garden through a handy door. The modern fitted kitchen boasts sleek essentials, including a black sink drainer with a mixer tap, eye-level double oven, gas hob, and practical spaces for a fridge freezer and washing machine. Ascend to the first floor to discover two double bedrooms, both exuding warmth with solid wood exposed flooring for a timeless finish. The pristine bathroom features a three-piece suite with a shower-overbath design, combining functionality and style. Outside, a walled garden awaits with low-maintenance artificial grass and a patio, creating an idyllic setting for al fresco dining and summer gatherings. With its blend of period charm, contemporary upgrades, and a prime position, this home is ready to captivate its new owners.







