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

FLOOR PLAN

DIMENSIONS

Porch

Lounge 13'03 x 10'11 (4.04m x 3.33m)

Dining Room 12' x 10[']11 (3.66m x 3.33m)

Kitchen 12'04 x 6' (3.76m x 1.83m)

Bathroom 6'08 x 6' (2.03m x 1.83m)

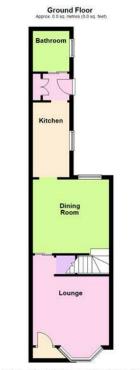
Landing

Bedroom One 11'07 x 12'06 (3.53m x 3.81m)

Bedroom Two 12'04 x 9'05 (3.76m x 2.87m)

Bedroom Three 8'03 x 6'01 (2.51m x 1.85m)

Store 5' x 3'04 (1.52m x 1.02m)



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





106 Milligan Road, Aylestone, LE2 8FB Offers In Excess Of £200,000

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, LEI8 1NR Telephone: Off6 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

MOREY LAUNDER 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

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 r 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.

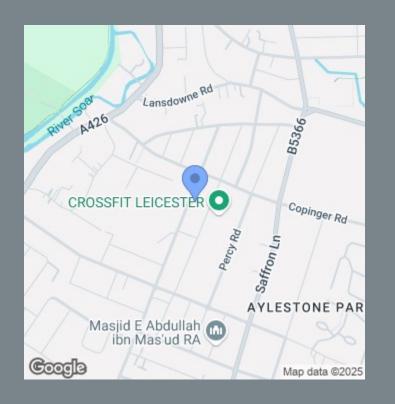
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OVERVIEW

- Lovely Terraced Home
- Great Location
- No Onward Chain
- · Lounge & Dining Room
- Downstairs Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Viewing Is Advised
- 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

This charming terraced home boasts a prime location with picturesque views of the cricket grounds opposite, ideal for sports enthusiasts or those seeking a tranquil outlook. With no onward chain, the property promises a hassle-free purchase. The practical porch offers ample space for coats and shoes, leading into a welcoming lounge featuring a bay window that floods the front room with natural light. The adjacent dining room provides generous space for family meals and entertaining, complemented by a garden-facing window. The functional kitchen includes fitted wall and base cabinets, a sink drainer with mixer tap, plumbing for a washing machine, and space for a freestanding cooker. A convenient lobby houses a storage cupboard, while the downstairs bathroom features a white three-piece suite. Upstairs, three wellproportioned bedrooms offer flexibility, bedroom one includes fitted wardrobes, bedroom two has an inbuilt cupboard, and bedroom three features a separate cupboard that could serve as a wardrobe or be converted into an upstairs WC (subject to planning). Externally, the home combines convenience with charm—a lowmaintenance front garden and a quaint, courtyard-style rear garden provide private outdoor spaces perfect for relaxation. This property blends character, practicality, and location appeal seamlessly.

