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

### **FLOOR PLAN**

### DIMENSIONS

Entrance Hall

Lounge 11'11 x 11 (3.63m x 3.35m)

Dining Kitchen 22'10 x 12 max (6.96m x 3.66m max)

Landing

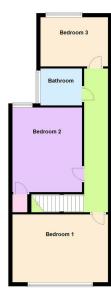
Bedroom One 12' x 11' (3.66m x 3.35m)

Bedroom Two 11' x 9' (3.35m x 2.74m)

Bedroom Three 8' x 6'4 (2.44m x 1.93m)

Bathroom





First Floor



# Elmwood Vila, 95 Wigston Lane, Aylestone, LE2 8TJ £230,000

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, 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.neste 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 co

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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 ven MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-oper

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 mus 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 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 difference of the support of the sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

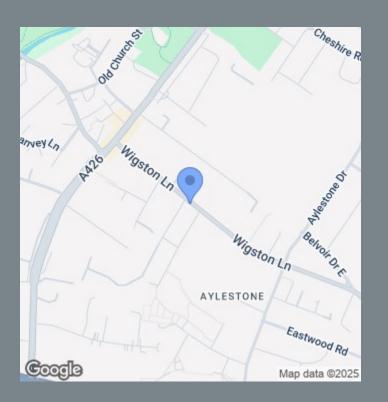
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### **OVERVIEW**

- Beautiful Period Home
- No Onward Chain
- Great Location
- Lounge & Dining Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Viewing Is Essential
- EER Rating D, Freehold
- Council Tax Band A

### LOCATION LOCATION....

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. 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 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

Elmwood Villa, dating back to 1913, is a charming and characterful semi-detached home nestled in the lovely village of Aylestone, it is being offered for sale with no onward chain and should be viewed to appreciate all it has to offer. Stepping inside, the welcoming hallway leads to a beautifully presented lounge, featuring a striking bay window that fills the space with natural light and a feature fireplace, adding warmth and charm. The heart of the home is the spacious dining kitchen, thoughtfully designed with cream shaker-style wall and base cabinets, contrasting work surfaces, and a stainless steel sink drainer with a mixer tap. A range-style cooker adds to the traditional feel, while a breakfast bar provides a casual dining option. The dining area has ample space for a dining table and chairs, perfect for family meals and entertaining. Ascending the stairs to the first floor, you will find three bedrooms, each offering comfort and versatility. Bedrooms one and two retain their original fireplaces, adding a touch of period elegance. The bathroom is fitted with a classic white threepiece suite, ensuring a practical and stylish space. Externally the rear garden offers a lovely outdoor retreat, featuring a lawn and a patio area, ideal for relaxing or alfresco dining. With its blend of period charm, modern convenience, and a sought-after location, Elmwood Villa presents a fantastic opportunity for buyers looking for a beautiful home with no onward chain.



