

Room Sizes

Entrance Porch
2'8 x 2'1

Hallway
12'6 x 3'9 max

Sitting Room
14'3 max x 9'2

Family Room
12'4 x 12'4

Dining Room
12'8 max x 7'4

Kitchen
11'8 x 7'4

Inner Hallway
5'6 x 3

Downstairs WC
5'6 x 3'1

Conservatory
6'5 x 8'3

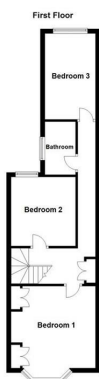
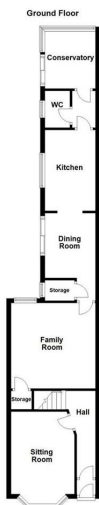
First Floor Landing
24 max x 14 max (5'5 min x 2'6 min)

Bedroom One
14 x 14'3 max

Bedroom Two
10'6 x 9'7

Bedroom Three
12'5 x 7'4

Bathroom
7'9 x 4'3



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Wigston Lane, Aylestone, Leicester LE2 8TN

Offers Around £250,000

The Story Begins

- Stunning Traditional Family Home
- Beautifully Cared For & Retaining Original Features
- Sought After & Convenient Location
- No Upward Chain
- Entrance Porch, Hall, Sitting Room & Family Room
- Dining Room, Kitchen, Conservatory & WC
- First Floor Landing, Three Bedrooms & Bathroom
- Driveway & Enclosed Rear Garden
- Awaiting Energy Rating
- Council Tax Band B & Freehold

Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city center, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. The suburb is also well-connected, with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



Inside Story

Situated within the charming suburb of Aylestone, Avondale is a stunning traditional home that offers a delightful blend of charm, elegance and modern comfort. Retaining many original features, this substantial property is perfect for families seeking space and character making it a truly remarkable find. nest believe an internal viewing is essential to truly appreciate.

On approach to the home you will be greeted with a paved driveway to the front providing off street parking. Upon entering, you are welcomed by a lovely porch and hall that sets the tone for the rest of the property with its beautiful original tiled floor. The sitting room boasts a beautiful bay window, allowing natural light to flood the space, and features a charming cast iron fireplace, creating a warm and inviting atmosphere. Adjacent to the sitting room is a family room, providing additional living space, which seamlessly connects to the dining room, making it ideal for entertaining guests or enjoying family meals.

The fitted kitchen is equipped with wooden wall and base units, offering ample storage and a practical layout for cooking enthusiasts. An inner lobby leads to a convenient downstairs WC, enhancing the functionality of the home. The conservatory, overlooking the expansive garden, serves as a peaceful retreat, perfect for enjoying your morning coffee or unwinding after a long day.

On the first floor, you will find three generously sized double bedrooms. The main bedroom features a bay window and fitted wardrobes, providing both style and practicality. Each room offers a comfortable and inviting space for relaxation.

The enclosed rear garden is a true highlight of this property, boasting a great size with a lovely patio area, a lush lawn, and a garden shed for additional storage. This outdoor space is perfect for family gatherings or simply enjoying the fresh air.

