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

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
14'3" x 10'6" (4.35 x 3.22)

Dining Room
9'10"'278'10" x 10'4" (3'85 x 3.17)

Kitchen
9'5" x 5'9" (2.88 x 1.77)

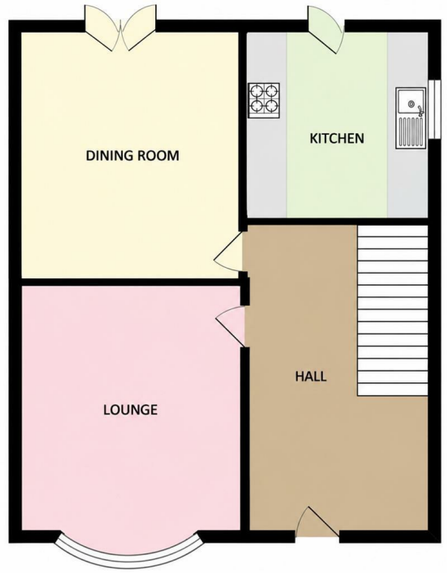
Landing

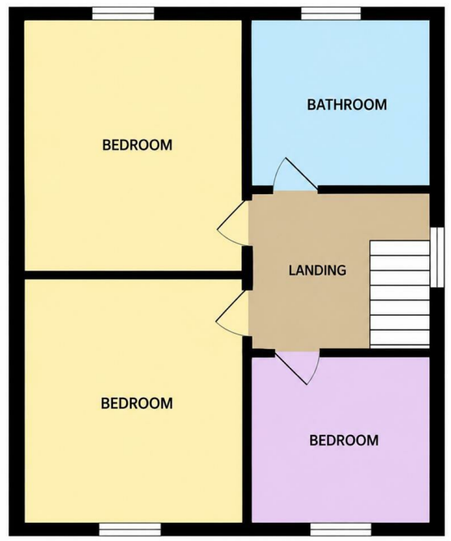
Bedroom One
11'9" x 10'7" (3.6 x 3.25)

Bedroom Two
11'10" x 10'6" (3.63 x 3.22)

Bedroom Three
6'11" x 5'10" (2.12 x 1.8)

Bathroom





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

23 Bridevale Road, Aylestone, LE2 8DA

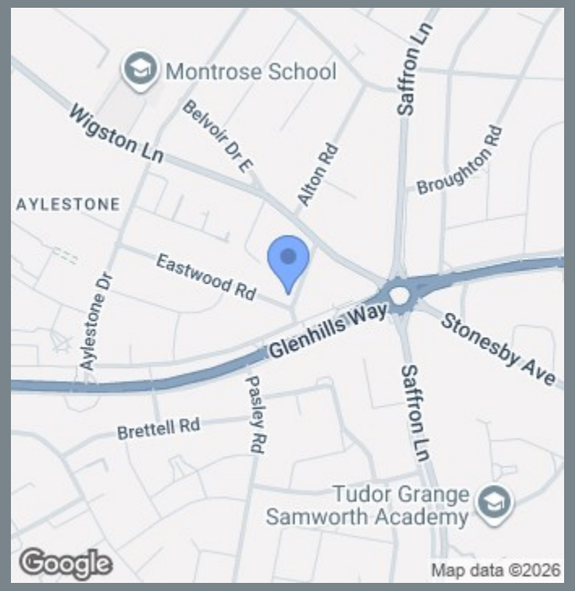
£250,000

OVERVIEW

- Lovely Family Home
- Great Location & No Chain
- Entrance Hallway
- Lounge With Bay Window
- Dining Room & Modern Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Is Essential
- EER - E, Freehold, Tax Band - B

LOCATION LOCATION....

Bridevale Road enjoys a convenient position within Aylestone, close to, a great range of everyday amenities within easy reach. Local shops, supermarkets, cafés, takeaways & useful services are nearby, while Fosse Park is only a short drive away for a much wider choice of shopping, dining & leisure. Families are well catered for with a selection of schools locally, along with parks, play areas & community facilities. For those who enjoy the outdoors, Aylestone Meadows offers beautiful riverside & canalside walks, cycling routes & plenty of green open space to explore. Regular bus services provide easy access into Leicester city centre, while Saffron Lane, the A563, M1 & M69 offer excellent connections around the city & further afield, making Bridevale Road a great spot for family life & commuting.



THE INSIDE STORY

Offered to the market with no onward chain, this lovely three-bedroom family home enjoys a great location and offers well-proportioned accommodation alongside a fabulous size rear garden – perfect for growing families, keen gardeners or anyone who simply loves having plenty of outdoor space. Step inside through the entrance hall, which provides a welcoming introduction to the home. The lounge is a comfortable and inviting room, with a lovely bay window to the front allowing plenty of natural light to fill the space, whilst a feature fireplace creates an attractive focal point and adds a cosy feel. The kitchen is fitted with a range of shaker-style units complemented by contrasting work surfaces, providing plenty of storage and preparation space for everyday family life. A separate dining room offers a dedicated place to gather around the table for family meals, celebrations or entertaining friends, with patio doors opening directly onto the rear garden – ideal during the warmer months when indoor and outdoor living can easily flow together. Upstairs, the landing leads to three bedrooms, offering flexibility for family life. The rooms could be arranged as comfortable sleeping accommodation for children and adults alike, with one also lending itself perfectly to a nursery, dressing room or home office if required. A family bathroom completes the first-floor accommodation. Outside, the property has a front garden, whilst to the rear is a fabulous size garden offering an abundance of space to enjoy. With plenty of room for children to play, summer barbecues, outdoor seating or perhaps creating different areas for entertaining, gardening and relaxing, it is a wonderful extension of the home and a real highlight of the property.With its traditional layout, generous garden, great location and the convenience of no onward chain, this is a lovely home with all the ingredients for comfortable family living and plenty of opportunity to make it your own.