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

FLOOR PLAN

DIMENSIONS

Entrance Hall

Open Plan Living Kitchen Diner
17'7" x 13'10" (5.38m x 4.22m)

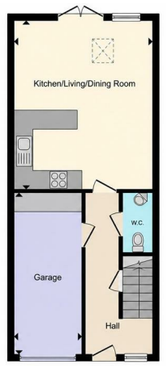
Bedroom One
19'3" x 13'10" (5.89m x 4.22m)

Bedroom Two
13'10" x 10'0" (4.22m x 3.05m)

Bedroom Three
13'10" x 7'8" (4.22m x 2.36m)

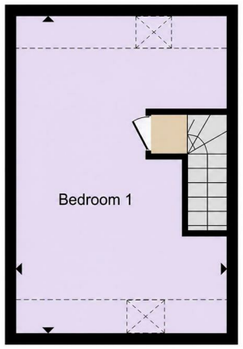
Bathroom
8'0" x 6'11" (2.44m x 2.13m)

Garage
16'11" x 7'1" (5.16m x 2.18m)



Ground Floor

First Floor



Second Floor

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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

93 Duncan Road, Aylestone, LE2 8EH

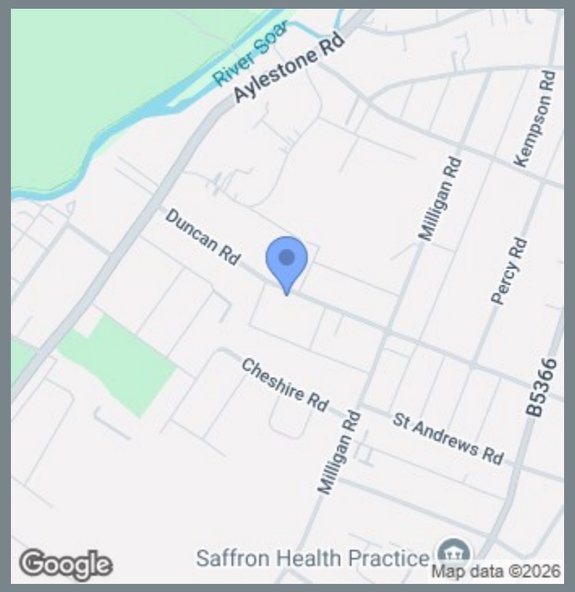
Offers In Excess Of £260,000

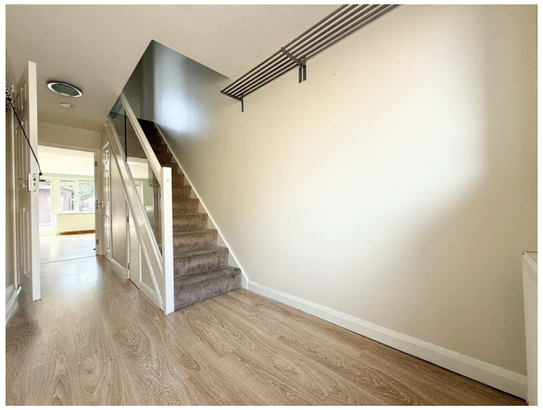
OVERVIEW

- Detached Family Home
- Great Location & No Chain
- Entrance Hallway
- Open Plan Living/Dining/Kitchen
- Three Bedrooms Over Three Floors
- Family Bathroom
- Driveway & Integral Garage
- Low Maintenance Garden With Workshop
- Viewing Is Advised
- EER - C, Freehold, Tax - C

LOCATION LOCATION....

Duncan Road enjoys a wonderfully convenient position within the popular Aylestone area, offering a fantastic combination of everyday amenities, green open spaces & easy access into Leicester city centre. Local shopping is close at hand, with ALDI on Aylestone Road alongside convenience stores, independent shops, cafés, takeaways & useful everyday services, while Fosse Shopping Park is only a short drive away for an even greater choice of shopping, dining & leisure. Families are well catered for with a selection of primary & secondary schools nearby, together with sports clubs, play areas & community facilities. One of the real attractions of the area is the abundance of outdoor space, with Aylestone Meadows Local Nature Reserve providing beautiful riverside & canal-side walks, cycling routes & acres of greenery to explore, while Active Leicester - Aylestone Leisure Centre is also within easy reach. Aylestone has retained a lovely sense of community, with the historic village area adding plenty of character & charm. Commuters are equally well placed, with frequent bus services along Aylestone Road providing easy access into Leicester, alongside straightforward routes towards the A563 ring road, M1 & M69. Combining excellent amenities, schooling, beautiful green spaces & fantastic transport links, Duncan Road is a wonderfully convenient place to call home.





THE INSIDE STORY

Offered to the market with no onward chain, this spacious detached three-storey family home occupies a great location & offers a wonderfully versatile layout, with sociable open-plan living, generous bedrooms & useful additional spaces throughout. The welcoming entrance hall leads into the impressive open-plan kitchen, dining & lounge area, creating a fantastic heart to the home where the whole family can come together. The kitchen provides ample space for cooking & preparation, with a breakfast bar offering the perfect spot for casual meals, morning coffee or catching up at the end of the day. Flowing naturally into the dining & lounge areas, there is plenty of room for a family dining table alongside comfortable seating, making this an ideal space for everything from quiet evenings to entertaining friends. Skylights bring additional natural light into the room, while French doors open directly onto the garden, creating a lovely connection between inside & out. The first-floor landing leads to two well-proportioned bedrooms, both offering comfortable accommodation for children, guests or hobbies, together with the family bathroom. Occupying the second floor, bedroom one creates a wonderful private retreat away from the main living accommodation. Skylights to both sides fill the room with natural light & add character to this impressive space, with plenty of room for bedroom furniture & a relaxing seating or dressing area. Outside, a driveway provides off-road parking & leads to the integral garage, which also incorporates a useful utility area, keeping laundry conveniently away from the main living space. The low-maintenance rear garden provides an easy-to-enjoy outdoor space for dining, entertaining or relaxing, while a workshop offers valuable additional space for storage, DIY or hobbies. A fantastic family home offering flexible living across three floors & the added advantage of no onward chain.