13 Leicester Road, Wigston LE18 1NR
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www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
3'7 x 3'11 (1.09m x 1.19m)

Entrance Hall

Lounge
16'6 x 13'11 (5.03m x 4.24m)

Dining Kitchen
16'7 x 14' (5.05m x 4.27m)

Garden Room
11'4 x 21' (3.45m x 6.40m)

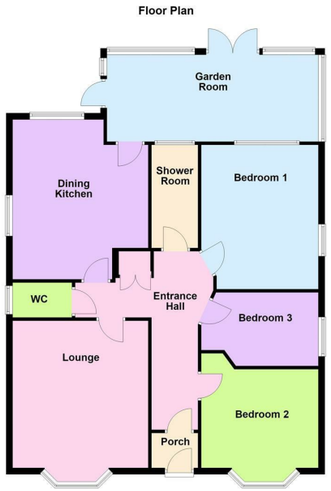
Bedroom One
14'9 x 11'6 (4.50m x 3.51m)

Bedroom Two
10'5 x 11'11 (3.18m x 3.63m)

Bedroom Three
7'7 x 11'11 (2.31m x 3.63m)

Shower Room
11'4 x 4'3 (3.45m x 1.30m)

Separate WC



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.

194 Wigston Lane, Aylestone, Leicester, LE2 8DG

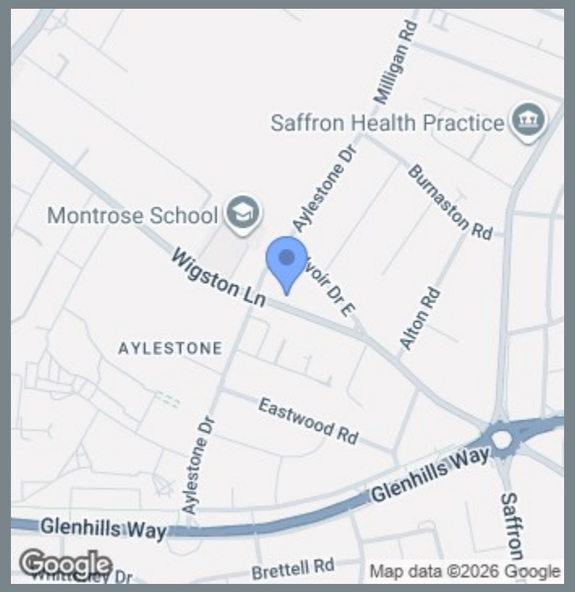
Offers In Excess Of £400,000

OVERVIEW

- Spacious, Beautifully Presented Bungalow
- Fabulous Location
- Porch & Hallway
- Lounge & Dining Kitchen
- Garden Room
- Three Bedrooms
- Modern Shower Room With Separate WC
- Driveway, Electric Gates & Double Garage
- Landscaped Wrap Around Garden
- EER - D, Freehold, Tax -D

LOCATION LOCATION....

Wigston Lane enjoys a wonderfully convenient position within Aylestone, a popular & established area offering a fantastic balance of everyday amenities, community & green open spaces. Local shops, cafés, takeaways & useful services are all close at hand, with supermarkets nearby and Fosse Park within easy reach for a much wider choice of shopping, dining & leisure. Families are particularly well catered for with Montrose School located directly on Wigston Lane, alongside further schooling nearby. Leicestershire County Council One of the real attractions of the area is the abundance of outdoor space, with Aylestone Meadows offering beautiful riverside & canalside walks, cycling routes & acres of greenery, while Aylestone Hall Gardens provides another lovely place to enjoy the outdoors. Regular bus services provide easy access into Leicester city centre, while South Wigston railway station & excellent road links towards the A563, M1 & M69 make travelling further afield straightforward. With shops, schooling, wonderful green spaces & excellent connections all close to home, Wigston Lane offers a fantastic setting for family life.



THE INSIDE STORY

Beautifully presented & occupying a fabulous plot this impressive double fronted detached bungalow offers generous living space alongside beautifully established gardens in a great location. A useful porch opens into the welcoming hallway before leading through to the spacious lounge where a bay window brings in plenty of natural light & a feature fireplace creates an attractive focal point. The dining kitchen is a wonderful sociable space fitted with a range of modern wall & base units complemented by work surfaces with an integrated fridge freezer & eye level double oven. There is ample room for a dining table & chairs as well as a comfortable seating area arranged around a feature fireplace making this a room for far more than simply cooking. Whether enjoying breakfast catching up over coffee or entertaining family & friends this is a space designed to be enjoyed. A garden room provides another lovely place to sit & relax with French doors opening directly onto the garden. There are three well proportioned bedrooms with bedroom one enjoying dual aspect windows & fitted wardrobes. Bedroom two also benefits from fitted wardrobes alongside a beautiful bay window. A modern shower room & separate WC complete the accommodation. Outside is every bit as impressive. The attractive front garden creates a lovely approach while the generous driveway provides parking for several vehicles. Electric gates lead through to a double garage with both garage doors electrically operated. Wrapping around the bungalow is a beautifully landscaped & well established garden with generous lawns colourful planted borders & patio areas perfect for outdoor dining. Several seating areas provide different spots to relax throughout the day while a summer house, greenhouse & potting shed add even more to this fantastic outdoor space. A wonderful home with a garden & plot that really need to be seen to be fully appreciated.