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

Hallway

Lounge
15' x 10'06 (4.57m x 3.20m)

Dining Kitchen
8'06 x 13'07 (2.59m x 4.14m)

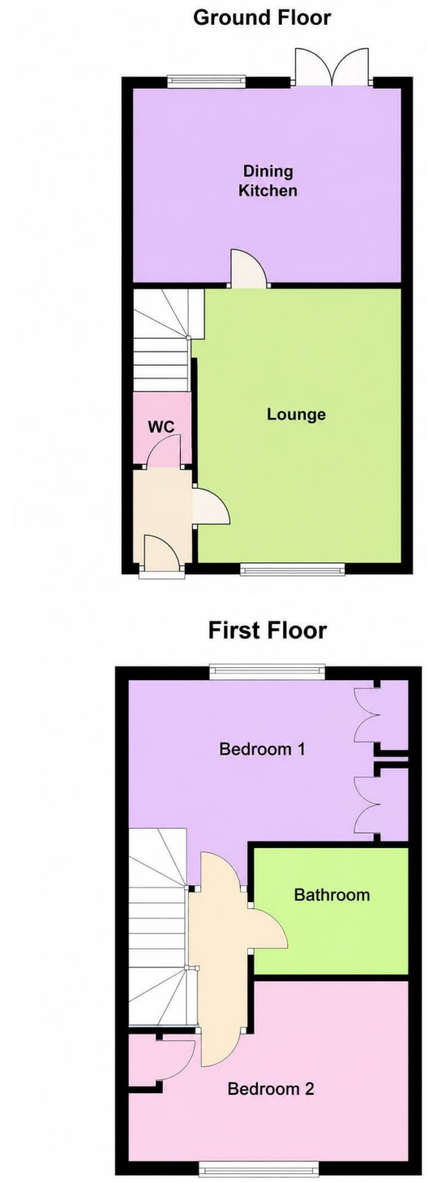
Downstairs Cloakroom
5'01 x 2'11 (1.55m x 0.89m)

Landing

Bedroom One
10'01 x 13'07 max (3.07m x 4.14m max)

Bedroom Two
7'01 x 13'07 max (2.16m x 4.14m max)

Bathroom
6' x 7' (1.83m x 2.13m)





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.

19 Disraeli Street, Aylestone, LE2 8LX

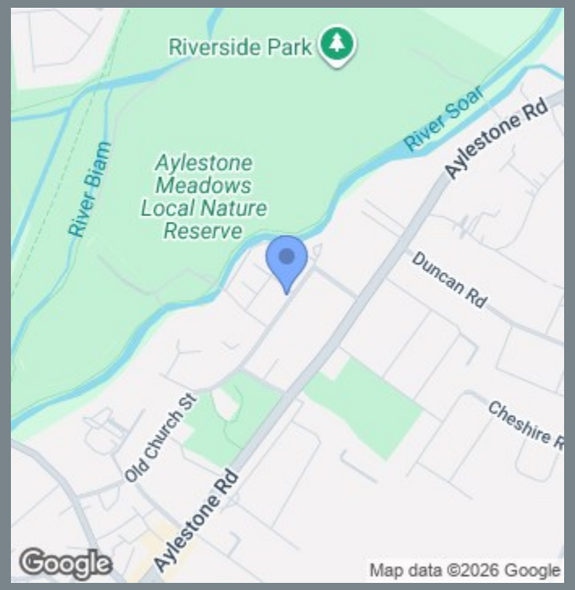
£220,000

OVERVIEW

- Lovely Townhouse
- Great Location & No Chain
- Hallway & Downstairs Cloakroom
- Lounge & Dining Ktichen
- Two Double Bedrooms
- Bathroom
- Driveway & Low Maintenance Rear Garden
- Viewing Is Highly Recommended
- EER Rating - C, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Disraeli Street enjoys a superb position within the ever-popular suburb of Aylestone, an area renowned for its rich history, strong community spirit and abundance of green open spaces. Once a traditional village, Aylestone has retained much of its character and charm while offering an excellent range of modern amenities. Residents are within easy reach of local shops, cafés, supermarkets and everyday conveniences, with Leicester city centre and Fosse Park providing an extensive choice of shopping, dining and leisure facilities. Families are well served by a number of highly regarded high schools and several respected primary schools nearby. One of the area's greatest attractions is the beautiful Aylestone Meadows, offering acres of riverside parkland, scenic walking and cycling routes, and an abundance of wildlife to enjoy throughout the year. The area also benefits from excellent transport links, with regular bus services, convenient access to the A426, A563 ring road and M1 motorway, making commuting straightforward. Combining a welcoming community, beautiful green surroundings and excellent everyday convenience, Disraeli Street is perfectly placed to enjoy everything Aylestone has to offer.











THE INSIDE STORY

Offered to the market with no onward chain, this lovely townhouse enjoys a fantastic location just a short stroll from the beautiful Aylestone Meadows, making it an ideal first-time purchase or home for those looking to enjoy a blend of convenience & outdoor living. The welcoming hallway leads through to a bright & comfortable lounge, where a window to the front aspect allows plenty of natural light to flood the room, creating the perfect place to relax after a busy day or spend time with family & friends. To the rear, the dining kitchen forms the heart of the home. Offering ample space for cooking, dining & entertaining, it is perfectly designed for modern living. French doors open directly onto the garden, creating a seamless connection between inside & out and making it easy to enjoy al fresco dining during the warmer months. A downstairs cloakroom adds further convenience to the ground floor. Upstairs, the landing leads to two generous double bedrooms. The primary bedroom benefits from fitted wardrobes, providing excellent storage, while bedroom two features a useful inbuilt cupboard. Both rooms offer flexible accommodation for family members, guests, or even those looking for dressing space or a home office. The family bathroom completes the first floor with a bright & practical suite. Externally, the property benefits from a driveway to the front providing convenient off-road parking. To the rear, the low-maintenance garden offers a private outdoor space, perfect for relaxing in the sunshine, entertaining friends, or simply enjoying the outdoors without the upkeep. Combining spacious accommodation, a sought-after location close to Aylestone Meadows & no onward chain, this is a fantastic opportunity to acquire a home ready to move into & enjoy. Early viewing is highly recommended.







