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

Porch
5'02 x 4'04 (1.57m x 1.32m)

Lounge Diner
15'07 x 13'08 (4.75m x 4.17m)

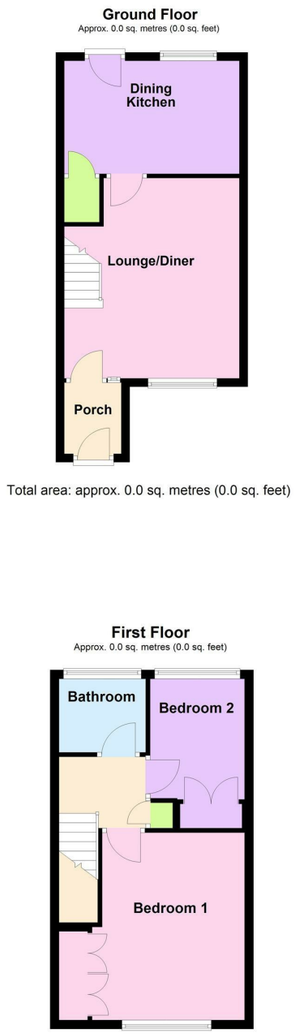
Dining Kitchen
8'10 x 13'08 (2.69m x 4.17m)

Landing

Bedroom One
13'10 x 10'02 (4.22m x 3.10m)

Bedroom Two
8'03 x 7' (2.51m x 2.13m)

Bathroom
5'07 x 6'03 (1.70m x 1.91m)



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.

37 Handley Street, Aylestone, LE2 8RA

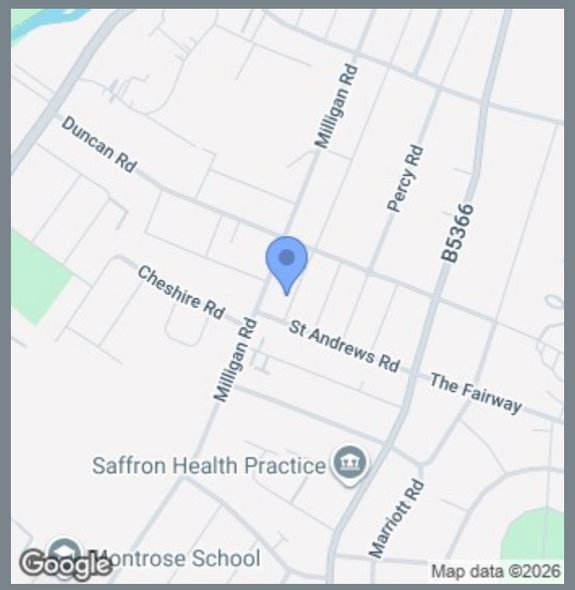
Offers In Excess Of £200,000

OVERVIEW

- Beautiful Townhouse
- Fabulous Location
- No Onward Chain
- Porch & Lounge Diner
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway & Enclosed Garden
- Viewing Is Advised
- EER Rating - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

Nestled in a sought-after and convenient location, this delightful two-bedroom townhouse presents an exceptional opportunity for first-time buyers, downsizers, or investors alike. Offered with no onward chain, this well-presented home combines comfort, character, and practicality in equal measure. Step into a welcoming enclosed porch, offering the perfect space to neatly store coats, shoes, and umbrellas—a thoughtful touch for everyday living. The heart of the home is the spacious lounge/diner, flooded with natural light from the large front-facing window. A feature fireplace adds a cosy focal point, ideal for relaxed evenings or entertaining guests. To the rear, the dining kitchen boasts generous proportions and ample storage, with space for a dining table and direct access to the garden —perfect for summer meals al fresco or weekend coffee in the sun. Upstairs, a landing leads to two comfortable bedrooms, each offering a tranquil retreat. The bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally, the property benefits from a private driveway, providing off-road parking, and a well-maintained rear garden ideal for entertaining.