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**
2'11 x 6' (0.89m x 1.83m)

**Entrance Hall**
13'4 x 6' (4.06m x 1.83m)

**Lounge**
13'2 x 12'7 (4.01m x 3.84m)

**Dining Room**
10'5 x 8'11 (3.18m x 2.72m)

**Kitchen**
10'5 x 9'7 (3.18m x 2.92m)

**Outer Lobby**

**Downstairs WC & Utility**
9'11 x 4'11 (3.02m x 1.50m)

**Landing**
9'6 x 7'6 (2.90m x 2.29m)

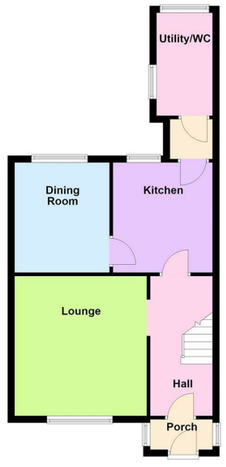
**Bedroom One**
11'9 x 10'5 (3.58m x 3.18m)

**Bedroom Two**
10' x 11'2 (3.05m x 3.40m)

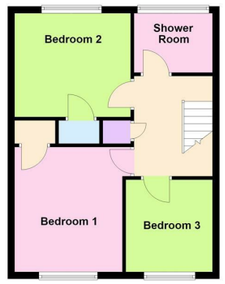
**Bedroom Three**
8'2 x 8'3 (2.49m x 2.51m)

**Shower Room**
5'5 x 7'5 (1.65m x 2.26m)

Ground Floor




First 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.
**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.

139 Aylestone Drive, Aylestone, LE2 8SD

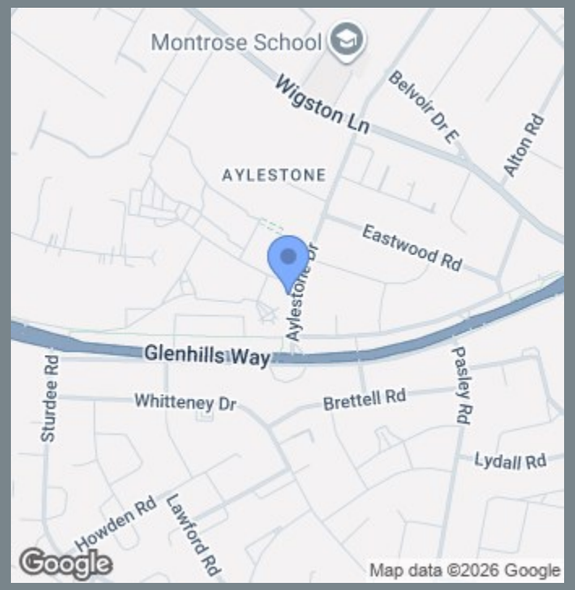
Guide Price £190,000

# OVERVIEW

- Spacious Family Home
- Popular Location
- Chain Free - Non Standard Construction
- Porch & Hallway
- Lounge & Dining Room
- Kitchen & Utility With WC
- Three Bedrooms
- Shower Room
- Front & Rear Gardens
- EER -C, Freehold, Tax - A

# LOCATION LOCATION....

Aylestone Drive enjoys a fantastic position within the popular Aylestone area, offering a wonderful balance of everyday convenience, green open spaces & a friendly community feel. Families are particularly well catered for, with Montrose School just a short distance away, alongside Eyres Monsell Primary School & further schooling nearby. Everyday essentials are within easy reach, with local convenience stores, shops, takeaways & services nearby, while Fosse Shopping Park is only a short drive away for an extensive choice of shops, restaurants & leisure facilities. One of the real highlights of living in Aylestone is the abundance of beautiful outdoor space, with Aylestone Meadows Local Nature Reserve, Riverside Park & Aylestone Hall Gardens all offering wonderful places for family walks, cycling, dog walks or simply enjoying some fresh air. Commuters are equally well placed, with regular bus services nearby, easy routes into Leicester city centre & convenient access towards the A563, M1 & M69, while South Wigston railway station is around two kilometres away. Combining fantastic amenities, schooling, beautiful green spaces & excellent transport links, Aylestone Drive is a wonderful place to call home.












## THE INSIDE STORY

*Offered to the market with no onward chain, this spacious family home occupies a great location & offers generous accommodation with plenty of scope for its next owners to add their own style & create a wonderful home for years to come. A useful porch opens into the welcoming entrance hall, leading through to the main living spaces. To the front, the lounge is a comfortable & inviting room with a window bringing in plenty of natural light, while a feature fireplace creates a charming focal point. With ample space for family seating, it is perfect for cosy evenings or relaxing with friends. The separate dining room enjoys views over the rear garden & provides an ideal setting for family meals, Sunday lunches or entertaining. The kitchen offers excellent potential to be updated to individual taste, providing the opportunity to create a fantastic cooking space to suit modern family life. An outer lobby leads to a useful utility area, helping to keep laundry & household essentials away from the main kitchen, while the downstairs WC adds further practicality. Upstairs, the landing leads to three good-sized bedrooms, all nicely finished & offering comfortable accommodation for a growing family. The rooms provide plenty of flexibility for children, guests, dressing space or a home office if required. A shower room completes the first-floor accommodation. Outside, the property benefits from gardens to both the front & rear. The rear garden provides plenty of space to relax, play or entertain, with the added bonus of an undercover seating area—perfect for outdoor dining, summer gatherings or enjoying the garden even when the British weather has other ideas! A spacious home with fantastic potential, generous rooms & no onward chain, ready for its next family to make it their own.*



