13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
14'8 x 12'9 (4.47m x 3.89m)

Garden Room
12'10 x 11'11 (3.91m x 3.63m)

Kitchen
10'10 x 10' (3.30m x 3.05m)

Bedroom One
14'1 x 9'7 (4.29m x 2.92m)

Bedroom Two
11' x 12'11 (3.35m x 3.94m)

Bathroom
5'10 x 7'10 (1.78m x 2.39m)

Separate WC
7'11 x 6'4 max (2.41m x 1.93m max)

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.

3 Ward Close, Aylestone, LE2 8NJ

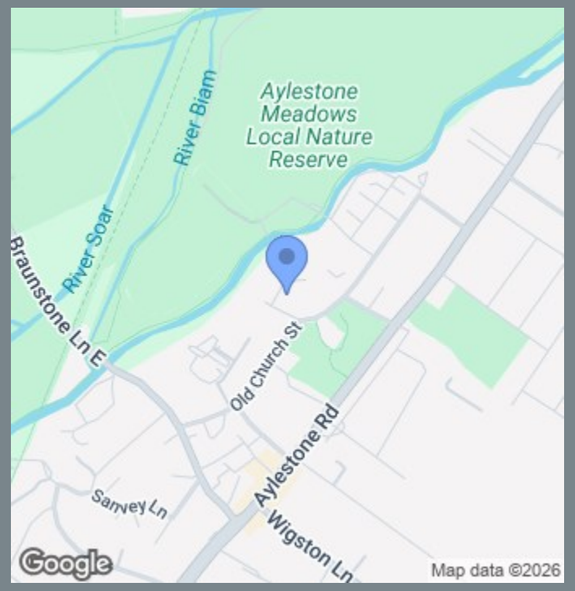
Offers In Excess Of £350,000

OVERVIEW

- Stunning Detached Bungalow
- Cul De Sac & Village Location
- Hallway & Kitchen
- Lounge & Garden Room
- Two Double Bedrooms
- Bathroom & Separate WC
- Driveway, Carport & Garage
- Recently Landscaped Garden
- Viewing Is Essential
- EER -C , Freehold, Tax -D

LOCATION LOCATION....

Ward Close enjoys a tucked-away position within Aylestone, a popular & established area offering a wonderful balance of everyday convenience, community & green open spaces. Local shops, cafés, takeaways & useful services are close at hand, with Fosse Park also within easy reach for a wider choice of shopping, dining & leisure. Families are well catered for with a selection of schooling nearby, while one of the real highlights of this location is having Aylestone Hall Gardens just moments away, a beautiful green space with attractive gardens, a bowling green & tennis courts, perfect for a stroll, a game or simply enjoying some fresh air. Aylestone Meadows is also very close by, offering miles of picturesque riverside & canalside walks, cycling routes & wonderful open countryside. The area has a friendly community feel with local clubs, sports facilities & the character of Old Aylestone nearby. Regular bus services provide easy access into Leicester city centre, while excellent links to the A563, M1 & M69 make travelling further afield straightforward. With fantastic green spaces quite literally on the doorstep, handy amenities & excellent connections, Ward Close is a lovely place to call home.



THE INSIDE STORY

Situated within a peaceful cul-de-sac in a sought-after village setting this stunning detached bungalow has been beautifully finished throughout & offers stylish modern living with a wonderful flow between the indoor & outdoor spaces. The welcoming entrance hall leads into a spacious lounge where beautiful oak flooring adds warmth & character. An air conditioning unit provides year-round comfort while the generous proportions allow plenty of room for comfortable seating making this a lovely place to relax with family or entertain friends. The oak flooring continues seamlessly into the fabulous garden room which is currently enjoyed as a dining room. With an impressive vaulted ceiling creating a wonderful sense of space this light-filled room provides the perfect setting for family meals dinner parties & special occasions. French doors open directly onto the garden allowing dining & entertaining to spill effortlessly outdoors during the warmer months. The kitchen is fitted with sleek cream gloss wall & base units complemented by luxurious quartz worktops & an integrated dishwasher. Excellent storage & preparation space creates a smart practical kitchen for everyday cooking. There are two beautifully finished double bedrooms. Bedroom one benefits from air conditioning while bedroom two features fitted wardrobes providing excellent storage. The bathroom has a luxurious feel with a freestanding bath & generous walk-in double shower alongside a wash hand basin. A separate WC with wash hand basin & vanity storage adds further practicality. Outside a driveway leads through composite gates into the carport & onwards to the detached garage with additional storage to the rear. The newly landscaped low-maintenance garden features contemporary porcelain paving & a wooden planter incorporating a built-in bench. A dedicated seating area creates the perfect setting for alfresco dining entertaining friends or simply relaxing in the sunshine.