13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
7'6 x 93' (2.29m x 28.35m)

Hallway

Lounge
14'7 x 15'6 (4.45m x 4.72m)

Dining Room
13'6 x 11'11 (4.11m x 3.63m)

Kitchen
10'3 x 8'7 (3.12m x 2.62m)

Garden Room
21'5 x 10' (6.53m x 3.05m)

Conservatory
10'7 x 8' (3.23m x 2.44m)

Downstairs Cloakroom
5' x 4'6 (1.52m x 1.37m)

Landing
9'7 x 9'3 (2.92m x 2.82m)

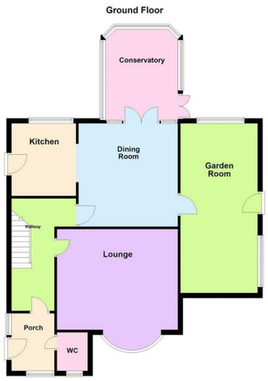
Bedroom One
14'7 x 11'11 (4.45m x 3.63m)

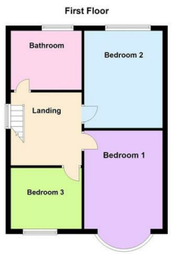
Bedroom Two
13'11 x 11'11 (4.24m x 3.63m)

Bedroom Three
8' x 9'2 (2.44m x 2.79m)

Family Bathroom
7'9 x 9'3 (2.36m x 2.82m)

Loft Room
15'4 x 12'9 (4.67m x 3.89m)





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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

420 Aylestone Road, Aylestone, LE2 8JA

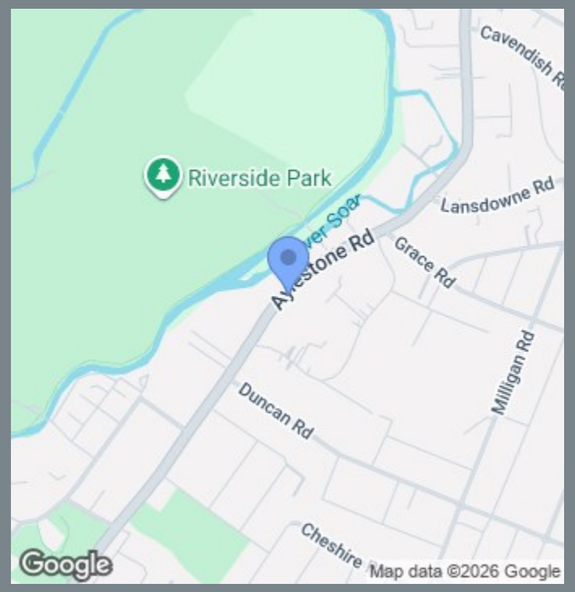
£400,000

OVERVIEW

- Spacious Family Home With Great Potential
- Fabulous Location & Great Plot
- Porch, Hallway & Downstairs Cloakroom
- Lounge & Garden Room
- Kitchen, Dining Room & Conservatory
- Three Good SIzed Bedrooms
- Family Bathroom
- Driveway & Wrap Around Garden
- Viewing Is Essential
- EER - D, Freehold, Tax - D

LOCATION LOCATION....

Aylestone Road enjoys a wonderfully convenient position within Aylestone, combining excellent everyday amenities with some of the area's best-loved green spaces close by. There is plenty on the doorstep, including ALDI, local convenience stores, cafés, takeaways & useful services, while Fosse Park is within easy reach for a much wider choice of shopping, dining & leisure. Families are well catered for with Granby Primary School particularly close by, alongside a good choice of further schooling in the surrounding area. One of the real highlights is having Aylestone Meadows Local Nature Reserve nearby, offering beautiful riverside & canalside walks, cycling routes, meadows, woodland & access to the Great Central Way. Aylestone has a strong community feel with local sports clubs & facilities adding to its appeal, including the nearby Grace Road cricket ground. Regular bus services along Aylestone Road provide easy access into Leicester city centre, while Leicester railway station and excellent road links towards the A563, M1 & M69 make commuting further afield straightforward.
With shops, schools, fantastic green spaces & excellent connections all close at hand, Aylestone Road offers a brilliantly convenient place to call home.



THE INSIDE STORY

Occupying a fabulous plot in a great location this incredibly spacious family home offers an exciting opportunity for its next owners to put their own stamp on a property with an abundance of space both inside & out. A welcoming porch with a lovely tiled floor opens into the hallway before leading through to the generous lounge. A bay window to the front brings in plenty of natural light while a log burner creates a cosy focal point & makes this a wonderful room for relaxing with the family. The kitchen offers excellent proportions & is ready for a new owner to reimagine the space to suit their own style. With plenty of scope to create a fabulous modern kitchen an archway flows through to the dining area which has room for a family table & chairs. French doors continue into the conservatory providing another useful reception space. A particularly impressive addition is the garden room. Generous in size with dual aspect windows & a door opening onto the garden this versatile room could become a fantastic second sitting room games room home office or entertaining space. A downstairs cloakroom completes the ground floor. Upstairs are three spacious bedrooms alongside the family bathroom where a beautiful claw foot roll top bath adds a wonderful touch of character. The bathroom also offers scope for further updating around this standout feature. Steps continue to a useful loft room with windows to both the front & rear offering even more flexible space. Outside a private sloping driveway leads up to the property with ample parking. The substantial wraparound garden is a real highlight & offers enormous potential to create something truly special with areas for entertaining lawns planting & family life. We feel an internal viewing is essential to truly appreciate the generous proportions versatility & incredible potential this home and its fabulous plot have to offer.