13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Breakfast Kitchen
12'3 x 8'1 (3.73m x 2.46m)

Lounge Diner
12'11 x 14'6 (3.94m x 4.42m)

Downstairs Cloakroom

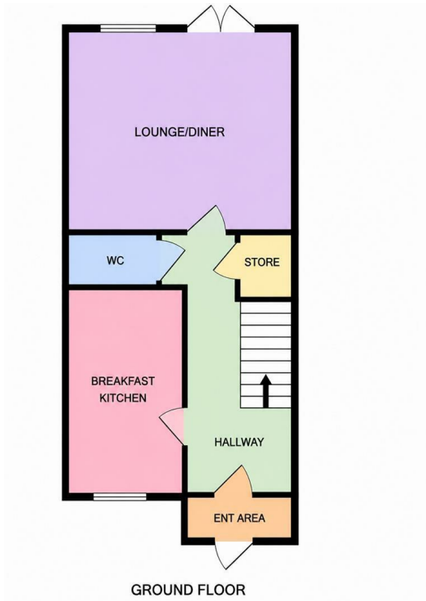
Landing

Bedroom One
14'6 x 12'11 (4.42m x 3.94m)

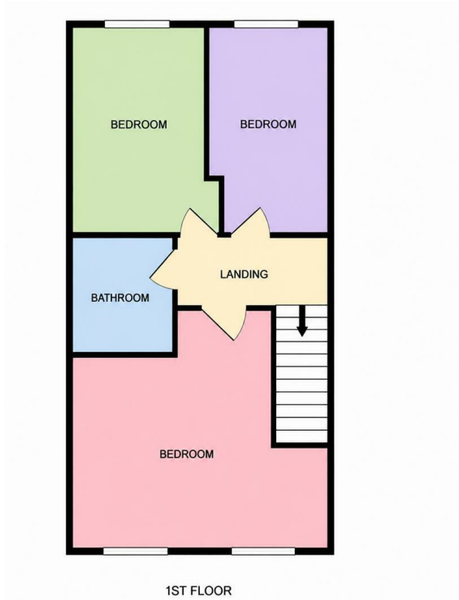
Bedroom Two
11'8 x 8'1 (3.56m x 2.46m)

Bedroom Three
11'8 x 6'1 (3.56m x 1.85m)

Family Bathroom



GROUND FLOOR



1ST 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.

13 Paget Street, Aylestone, LE2 8SP

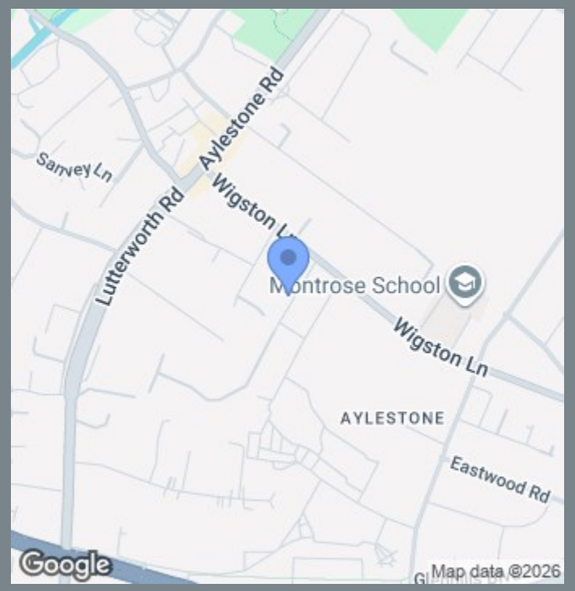
Guide Price £260,000

OVERVIEW

- Truly Stunning Family Home
- Wonderful Village Location
- Newly Fitted Breakfast Kitchen
- Lounge Diner & Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- Beautiful Landscaped Garden
- Parking Space & Downstairs Cloakroom
- New Flooring & Blinds Throughout
- Viewing Is Essential
- EER - C, Freehold, Tax - B

LOCATION LOCATION....

Paget Street is nestled within the heart of Aylestone, one of Leicester's most characterful and sought-after suburbs, known for its rich history, strong community spirit and abundance of green space. With roots dating back centuries, Aylestone retains a village-like charm despite its close proximity to the city centre, creating a welcoming atmosphere that appeals to a wide range of buyers. Residents enjoy easy access to a variety of local shops, cafés, pubs and everyday amenities, while nearby Fosse Park and Leicester city centre offer an extensive selection of retail, dining and leisure facilities. Families are particularly well catered for with a range of well-regarded schools within the area, alongside numerous community groups and recreational facilities. One of Aylestone's greatest attractions is the beautiful Aylestone Meadows, with its expansive open green spaces, riverside walks and cycle routes providing a wonderful escape into nature. The area is also exceptionally well connected, with regular bus services and convenient access to the A426, A563 ring road and M1 motorway network. Combining historic charm, modern convenience and a genuine sense of community, Paget Street enjoys a fantastic position within one of Leicester's most desirable locations.



THE INSIDE STORY

Set in a sought-after village setting, this truly stunning townhouse offers beautifully presented accommodation throughout. The property is approached via a charming front garden, creating an attractive first impression & welcoming entrance. Stepping inside, the entrance hall sets the tone for the home, with its impressive high ceilings enhancing the sense of light & space that flows throughout. The recently fitted breakfast kitchen, thoughtfully designed with a contemporary range of gloss-finish wall & base units complemented by wood-effect work surfaces. Integrated appliances include a double oven, hob & extractor, while there is ample space for a fridge freezer, washing machine & dishwasher. The layout comfortably accommodates a breakfast table & chairs, making it the perfect spot for morning coffee or casual dining. To the rear, the beautiful lounge diner provides an exceptional living & entertaining space. Bathed in natural light, this versatile room offers ample space for both relaxation & dining, with elegant French doors opening directly onto the landscaped rear garden, seamlessly blending indoor & outdoor living. A convenient downstairs cloakroom completes the ground floor accommodation. To the first floor, the landing leads to three generously proportioned bedrooms, each offering flexibility to suit a variety of lifestyles. Whether utilised as comfortable sleeping accommodation, a home office, dressing room or hobby space, the rooms provide excellent versatility for modern family living. Serving the bedrooms is a stylish & contemporary family bathroom finished to a high standard. Outside, the landscaped rear garden has been designed with both enjoyment and ease of maintenance in mind. Featuring two patio seating areas positioned at either end of the garden, there is always the perfect place to relax, entertain guests or enjoy al fresco dining. A central lawn is framed by attractive flowering borders, creating a colourful & and inviting outdoor retreat.