

## FLOOR PLAN

### DIMENSIONS

**Lounge**  
13'5 x 11'5 (4.09m x 3.48m)

**Dining Room**  
12' x 11'5 (3.66m x 3.48m)

**Kitchen**  
10'5 x 6' (3.18m x 1.83m)

**Landing**

**Bedroom One**  
12'6 x 11'5 (3.81m x 3.48m)

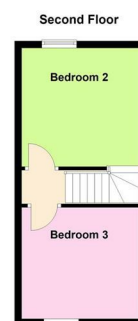
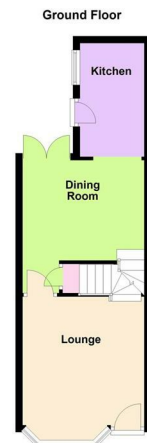
**Bedroom Four/Living Room**  
11'5 x 11'5 (3.48m x 3.48m)

**Bathroom**  
10' x 5'7 (3.05m x 1.70m)

**Landing**

**Bedroom Two**  
11' x 9'9 (3.35m x 2.97m)

**Bedroom Three**  
11'5x 11 (3.48mx 3.35m)



**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.

Rose Hill Terrace 161 Duncan Road, Aylestone, LE2 8EH

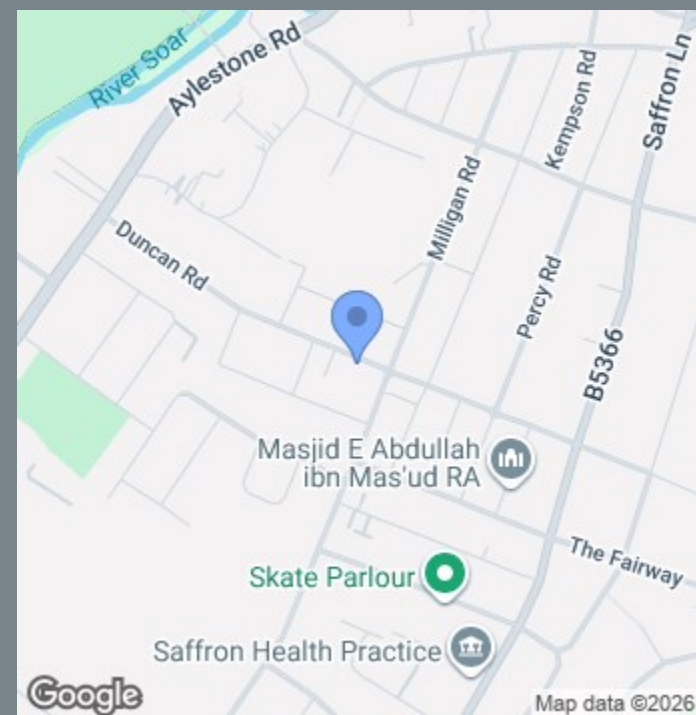
£230,000

## OVERVIEW

- Beautiful & Spacious Home
- Great Location & Original Features
- Lounge With Bay Window
- Open Plan Dining Kitchen
- Four Double Bedrooms
- Four Piece Suite Bathroom
- Cellar & Good Sized Garden
- Viewing Is Essential & No Onward Chain
- EER Rating - D, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Duncan Road in Aylestone is a popular residential location that offers a welcoming community feel alongside excellent everyday convenience. Families are well served by a choice of nearby schools including Granby Primary, Montrose Primary and Sir Jonathan North College, all within easy reach. The area benefits from fantastic green space, with Aylestone Meadows just moments away, providing riverside walks, cycle routes and open countryside ideal for leisure and outdoor activities. Local shops, cafés, takeaways and traditional pubs are close at hand along Aylestone Road and within Aylestone Village, while the wider shopping and dining options at Fosse Park are only a short drive away. Transport links are strong, with frequent bus services into Leicester city centre, easy access to the ring road and M1/M69, and nearby train stations at Leicester and South Wigston for wider travel. With its friendly neighbourhood atmosphere, good schools and excellent access to green space, Duncan Road is a fantastic place to call home.



## THE INSIDE STORY

*This beautiful & spacious Victorian terrace is brimming with character & original features, set in a truly fabulous area & offering versatile living across three floors. From the moment you step inside, the charm & warmth of this period home are immediately apparent.*

*The inviting lounge features a striking bay window that floods the room with natural light, along with a fireplace that creates a cosy & elegant space to relax & unwind. The dining room flows seamlessly into the kitchen, creating a wonderful sociable space ideal for both everyday living & entertaining. With a beautiful terracotta tiled floor & ample room for a table & chairs, it feels very much like a true dining kitchen. The dining area also benefits from its own working open fireplace, adding further character & French doors open directly onto the garden, allowing indoor & outdoor living to blend effortlessly. The kitchen itself is fitted with classic shaker-style wall & base cabinets, complemented by contrasting work tops & offering plumbing for both a washing machine & dishwasher—perfectly combining period style with modern practicality.*

*The first floor offers excellent flexibility, with bedroom one positioned to the front & featuring a charming original fireplace. Bedroom four sits alongside & can easily be used as a second lounge, home office, guest room or dressing room, depending on your needs. Also on this floor is the well-appointed bathroom, fitted with a bath, walk-in shower, wash hand basin & WC, offering both comfort & convenience.*

*A further staircase leads to the second floor, where bedrooms two & three are both generous doubles, providing bright & peaceful sleeping spaces.*

*Completing the accommodation is a useful cellar with lighting, ideal for storage, a workshop or even a hobby space.*

*Outside, the home continues to impress with a fabulous-sized rear garden, mainly laid to lawn & complemented by a patio area—perfect for entertaining, relaxing or enjoying long summer evenings.*

