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

Hallway
12'11 x 5'5 (3.94m x 1.65m)

Lounge
12'3 x 11'2 (3.73m x 3.40m)

Dining Kitchen
11'9 x 17'2 max (3.58m x 5.23m max)

Downstairs Cloakroom
3'1 x 2'5 (0.94m x 0.74m)

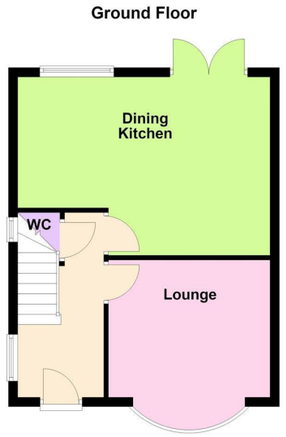
Landing

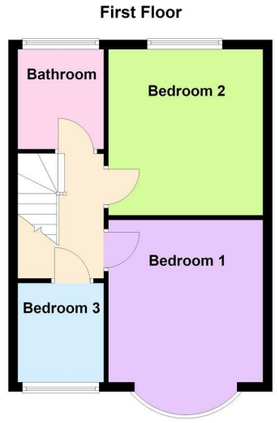
Bedroom One
12'6 x 10'6 (3.81m x 3.20m)

Bedroom Two
11'10 x 10'6 (3.61m x 3.20m)

Bedroom Three
6'11 x 5'11 (2.11m x 1.80m)

Bathroom
6'10 x 5'11 (2.08m x 1.80m)







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.

53 Alton Road, Aylestone, LE2 8QB

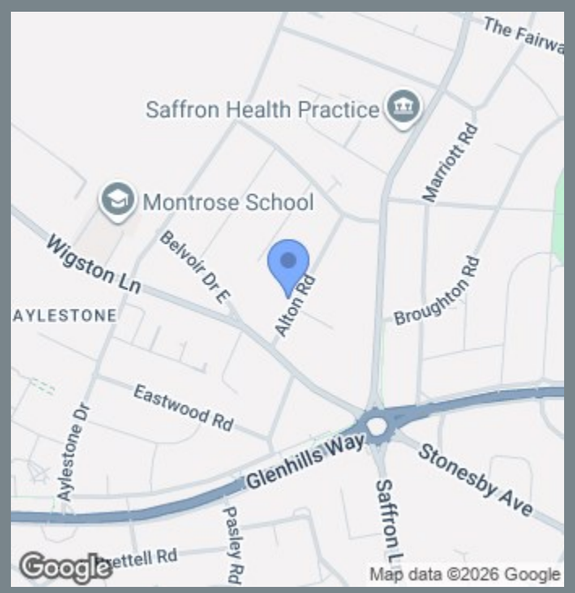
Offers In Excess Of £240,000

OVERVIEW

- Great Family Home
- Fabulous Location
- Hallway & Bay Front Lounge
- Lovely Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Good Sized Garden
- Viewing Is Essential
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Alton Road enjoys a convenient position within the popular & well-established area of Aylestone, close to Saffron Lane, offering a wonderful combination of everyday amenities, green open spaces & a welcoming community atmosphere. Saffron Lane provides a variety of local shops, convenience stores, takeaways & everyday essentials, whilst nearby South Wigston & Leicester city centre offer a wider choice of supermarkets, cafés, restaurants & shopping facilities. Families are well catered for with Montrose School, Marriott Primary School & Tudor Grange Samworth Academy within easy reach. For those who enjoy the outdoors, the beautiful Aylestone Meadows offers picturesque riverside walks, wildlife & cycling routes along the Grand Union Canal & Great Central Way. The area also benefits from Saffron Lane Athletics Stadium, local sports clubs & community facilities, with Grace Road Cricket Ground nearby. Commuters will appreciate regular bus services along Saffron Lane into Leicester city centre, together with convenient road connections via the A426, A563 & wider motorway networks. Combining excellent local amenities, recreational facilities & transport links, Alton Road offers a lovely location for families, first-time buyers & professionals alike.











THE INSIDE STORY

Offering a wonderful opportunity for its new owners to add their own personal touches, this lovely three bedroom family home is positioned in a great location & has all the ingredients to become somewhere truly special! With comfortable living spaces, a lovely dining kitchen & a fabulous garden for the whole family to enjoy, this is a home just waiting for its next chapter to begin. Stepping inside, the entrance hallway leads into the lounge, where an attractive bay window allows natural light to fill the room, creating a lovely space to relax after a busy day, enjoy cosy evenings in front of the television or spend time together as a family. The dining kitchen is a wonderful space for everyday living, fitted with a range of cabinets providing plenty of storage & preparation space. With room for a table & chairs, the dining area is perfect for everything from busy family breakfasts to relaxed evening meals, whilst French doors open directly onto the rear garden, ideal for those warmer days when dining moves outside. A handy downstairs WC adds that all-important convenience for busy households. Upstairs, the landing leads to three bedrooms, offering flexibility for growing families, visiting guests or perhaps that much-needed home office. The family bathroom is fitted with a white three piece suite, providing a practical space to start & finish the day. Outside, the driveway provides handy off road parking, whilst the good sized rear garden offers plenty of possibilities! Raised decking leads directly from the French doors, creating a lovely spot for summer barbecues, alfresco dining or relaxing with a morning coffee. Beyond this, the lawn provides space for outdoor activities, whilst an existing sunken trampoline & treehouse add character to the garden, offering features that new owners may wish to retain, refresh or reimagine to suit their own needs.







