

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Dining Room

11'10 x 11'3

Living Room

15'1 x 11'1

Kitchen

12'3 x 6'3

First Floor Landing

12'2 x 2'7

Bedroom One

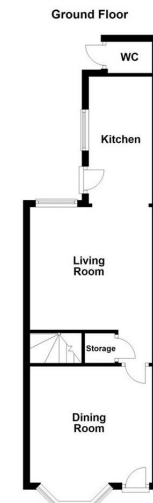
12'5 x 11'5

Bedroom Two

11'6 x 9'5

Family Bathroom

15'2 max x 6'4



Milligan Road, Leicester LE2 8FB

Offers Over £195,000

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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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.

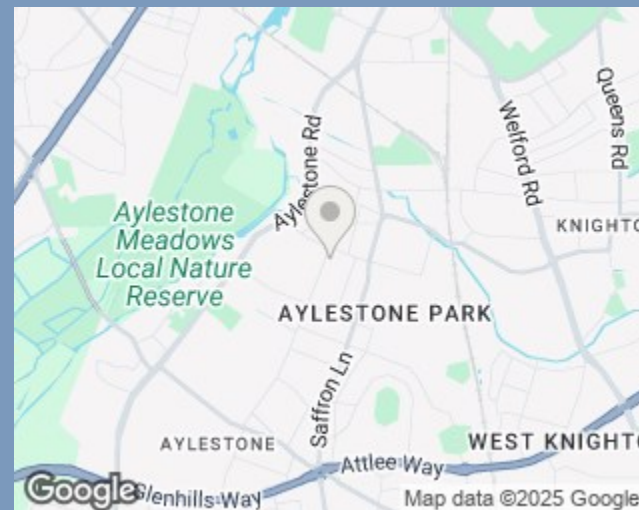
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Now Available For Viewings
- Traditional Terrace Home
- No Upward Chain
- Two Separate Reception Rooms
- Fitted Kitchen With Breakfast Bar
- Two Double Bedrooms
- Bathroom With White Suite
- Enclosed Rear Garden
- Energy Rating D
- Council Tax Band A & Freehold

Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city center, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. The suburb is also well-connected, with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



Inside Story

Positioned overlooking the Cricket Ground in the desirable suburb of Milligan Road, this charming mid-terrace house is immaculately presented throughout and offered for sale with no upward chain. Built in 1900, this traditional property exudes character, warmth and tasteful decor.

As you step inside, you are greeted by two inviting reception rooms, each thoughtfully designed to create a welcoming atmosphere for entertaining guests or simply relaxing with loved ones. The dining room boasts a beautiful bay window, while the living room features a staircase leading to the first floor. The well-appointed kitchen is complete with wall and base units, worksurface, sink drainer, a breakfast bar, and ample space for all your appliances. A courtesy side door provides easy access to the garden, perfect for enjoying al fresco meals on sunny days.

Venturing upstairs, you'll find a first-floor landing leading to two cosy bedrooms. The main double bedroom to the front offers a peaceful retreat, while the second bedroom charms with its cast iron fireplace, adding a touch of character to the space. The bathroom, fitted with a white suite comprising of pedestal wash hand basin, low level, wc and a bath with overhead shower.

Outside, the property continues to impress with a frontage adorned with a path and decorative gravel, exuding curb appeal. A side entry provides convenient access, while the garden beckons with its artificial lawn, paving, decorative gravel, and even an outside toilet.

