

FLOOR PLAN

DIMENSIONS

Lounge
11'2 x 11'2 (3.40m x 3.40m)

Dining Kitchen
14'11 x 11'2 (4.55m x 3.40m)

Utility
9'7 x 5'9 (2.92m x 1.75m)

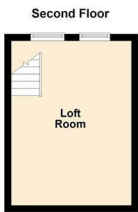
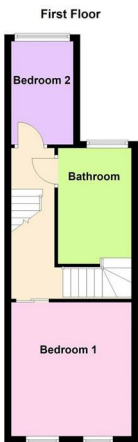
Landing

Bedroom One
11'6 x 12'11 (3.51m x 3.94m)

Bedroom Two
9'10 x 5'10 (3.00m x 1.78m)

Bathroom

Loft Room
15'11 x 11'9 (4.85m x 3.58m)



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.

Bellairs Villa, 21 Hawkesbury Road, Aylestone, LE2 8EQ
Offers In Excess Of £200,000

OVERVIEW

- Beautiful Home
- Popular Location
- Spacious Lounge
- Dining Kitchen Includes Underfloor Heating & Utility Room
- Two Bedrooms
- Lovely Bathroom - Underfloor Heating
- Loft Room
- Enclosed Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Hawkesbury Road is situated within the popular suburb of Aylestone, a well-established area to the south-west of Leicester known for its strong community feel and excellent local amenities. The area benefits from a range of nearby shops, supermarkets and everyday services, with local convenience stores and larger retailers easily accessible, as well as further shopping and leisure facilities at Fosse Park and Leicester city centre. Families are well served by a selection of reputable primary and secondary schools within close proximity. Residents also enjoy outstanding access to green spaces, including the much-loved Aylestone Meadows and the River Soar, offering scenic walking routes, cycling paths and open parkland. Hawkesbury Road is well positioned for travel, with regular bus services and convenient access to the A426, A563 ring road and M1, providing excellent connectivity for commuters. Combining green surroundings, convenience and a welcoming neighbourhood atmosphere, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Dating back to the 1800's & forming part of the charming Bellairs Villas, this stunning family home beautifully blends character with modern living, offering stylish & versatile accommodation throughout. The property opens into a bright & inviting lounge, featuring a bay window to the front that allows natural light to pour in, along with a contemporary wall-mounted fire that creates a striking focal point. A charming window seat adds to the appeal, creating the perfect spot to relax, read or simply enjoy the outlook. This spacious room is ideal for both relaxing & entertaining, offering a warm & welcoming atmosphere. To the rear, the dining kitchen provides a fantastic social space at the heart of the home. Fitted with sleek black wall & base cabinets, it offers a bold & modern finish, complemented by ample workspace, a sink drainer with mixer tap, & an eye-level oven. With plenty of room for a table & chairs, this area is perfect for family meals, hosting guests, or simply enjoying everyday living. A separate utility room adds further practicality, keeping the main space clutter-free. Upstairs, the landing leads to two well-proportioned bedrooms, both offering comfortable accommodation & flexibility for a variety of uses. The family bathroom is a real highlight, featuring a four-piece suite comprising a corner bath, wash hand basin, WC, & a separate shower cubicle, with underfloor heating too—providing both style & convenience. Stairs rise to the loft room, which benefits from skylights, creating a bright & airy additional space. This versatile area could be used as a home office, hobby room, guest space, or a peaceful retreat. Externally, the rear garden is both attractive & low maintenance, offering a lovely space to relax or entertain, while enjoying open views beyond—adding a real sense of space & tranquillity. A beautifully presented home combining period charm with a modern finish & flexible living space—early viewing is highly recommended.

