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nest
ESTATE AGENTS

Room Sizes

Entrance Porch

Living Room

12'02 x 24'05

Kitchen & Dining Area

18'08 x 7'11

WC

Bedroom One

8'11 x 15'04

Bedroom Two

13'07 x 9

Bedroom Three

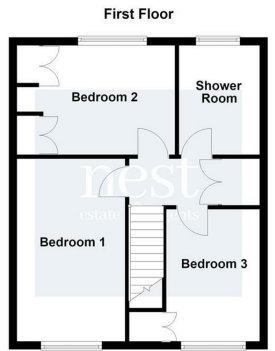
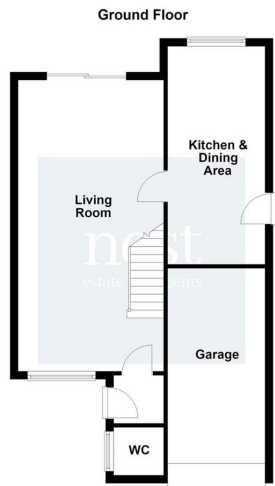
11'09 x 8'07

Shower Room

6'08 x 9

Garage

8'02 x 17'04



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.

Wigston Lane, Aylestone, Leicester LE2 8TJ

Offers Over £270,000

The Story Begins

- Convenient Location With Excellent Potential
- Entrance Porch Leading Into Living Room
- Dual-Aspect Living Room With Garden Access
- Fitted Kitchen With Useful Appliance Space
- Dining Area With Side Access
- Handy Ground Floor WC
- Three Good-Sized Bedrooms
- Spacious Shower Room With Walk-In Shower
- Rear Garden, Garage And Off-Road Parking
- Freehold EPC-C Council Tax Band - D

Location Is Everything

Aylestone is a popular and well-established area, ideally located for access to Leicester city centre while also enjoying plenty of green open spaces. The area offers a good selection of local amenities, schools, shops and leisure facilities, with Aylestone Meadows providing beautiful countryside walks and outdoor space nearby. For those who enjoy the outdoors, Aylestone Meadows is a fantastic feature of the area and is Leicester’s largest nature reserve, offering riverside and woodland walks, meadows, wildlife, cycle routes and access to the canal towpath and Great Central Way.



Inside Story

Situated in a popular and convenient location, this well-proportioned three-bedroom detached home offers a fantastic opportunity for buyers looking for a property they can make their own. Lovingly enjoyed by the previous owner, the home provides a generous layout, good-sized rooms and a generous plot, making it an exciting prospect for those looking to create a lovely family home for years to come.

The entrance porch leads into the generous dual-aspect living room, where plenty of natural light fills the space. Wood-effect flooring and sliding doors opening directly onto the rear garden create a lovely connection between the living space and outside, with the garden offering an ideal setting for relaxing or entertaining.

The kitchen provides a good range of wall units, plumbing for a washing machine, space for a fridge freezer and provision for an oven and hob. There is also a dedicated dining area, together with a useful courtesy door providing access to the side of the property. A WC completes the ground floor.

Upstairs, there are three good-sized bedrooms, with bedrooms two and three both benefiting from built-in storage. The family shower room is a generous size and comprises a WC, wash hand basin and walk-in shower.

One of the property's real highlights is the generous rear garden, which is arranged over several tiers and combines lawn and patio areas. There is plenty of space to enjoy outdoor dining, entertaining and family time, while the generous plot also offers exciting potential for those wishing to consider extending the property, subject to the necessary planning permissions.

To the front, there is off-road parking and access to the garage, which benefits from an electric roller door.

With its generous accommodation, detached position, good-sized garden, garage and exciting potential, this is a property that offers the opportunity to create something truly special.

