13 Leicester Road, Wigston LE18 1NR
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www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
3'11 x 6'11 (1.19m x 2.11m)

Entrance Hallway

Lounge
14' x 11'01 (4.27m x 3.38m)

Dining Room
10' x 8'11 (3.05m x 2.72m)

Kitchen
10' x 7'10 (3.05m x 2.39m)

Conservatory
8'04 x 8'02 (2.54m x 2.49m)

Landing
12'05 x 7' (3.78m x 2.13m)

Bedroom One
14'03 x 10 (4.34m x 3.05m)

Bedroom Two
9'11 x 10' (3.02m x 3.05m)

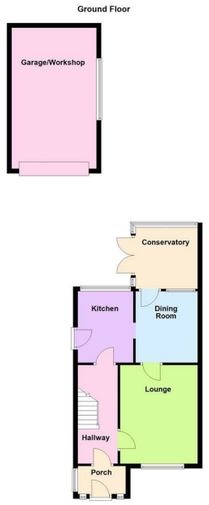
Home Office/Nursery
5'06 x 7' (1.68m x 2.13m)

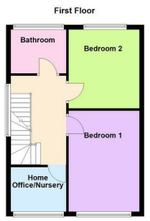
Bathroom
5'10 x 7' (1.78m x 2.13m)

Landing

Bedroom Three
13'01 x 17'04 max (3.99m x 5.28m max)

Garage/Workshop
20' x 12' (6.10m x 3.66m)





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.

273 Milligan Road, Aylestone, Leicester, LE2 8FH

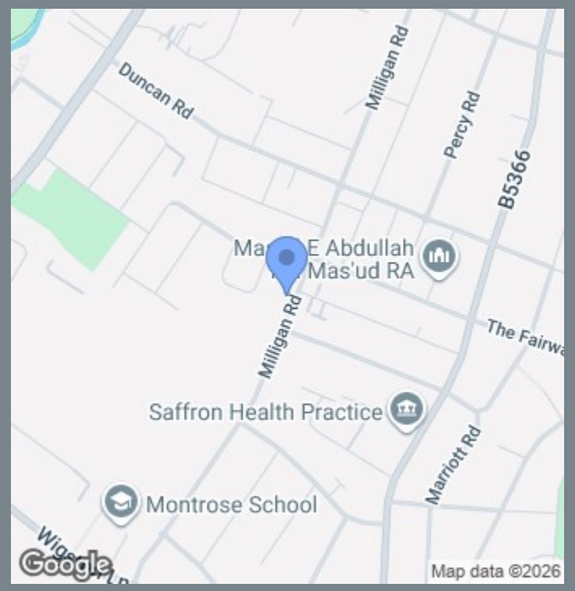
£250,000

OVERVIEW

- Beautiful Extended Family Home
- Great Location
- Porch & Hallway
- Lounge & Dining Room
- Kitchen & Conservatory
- Three Bedrooms & Home Office/Nursery
- Family Bathroom
- Driveway, Car Port & Garage
- Lovely Garden With Summer House
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Milligan Road is set within the ever-popular suburb of Aylestone, an area that has long been favoured for its welcoming atmosphere, green surroundings and excellent everyday convenience. Aylestone offers a wonderful blend of traditional community feel and modern living, with a variety of local shops, cafés, supermarkets and amenities all close by, while Fosse Park and Leicester city centre provide an even wider choice of retail and leisure facilities. Families are particularly drawn to the area thanks to its reputable local schools and abundance of nearby open space, with the beautiful Aylestone Meadows and River Soar offering scenic walking routes, cycle paths and a peaceful escape into nature. The area is also exceptionally convenient for commuters, benefiting from regular public transport links and easy access to the A426, A563 ring road and M1 motorway network. Combining strong community spirit, green open spaces and superb connectivity, Milligan Road enjoys a fantastic position within one of Leicester's most desirable residential locations.



THE INSIDE STORY

Situated in a fabulous & highly sought-after location, this lovely extended semi-detached family home offers spacious & versatile accommodation, beautifully suited to modern family living. The property is approached via a porch leading into a welcoming hallway that sets the tone for the accommodation beyond. To the front, the lounge provides a warm & inviting space to relax, featuring a charming fireplace creating a cosy focal point alongside a window to the front aspect allowing natural light to flood in. The dining room offers an excellent additional reception space, perfect for family meals, entertaining guests, or even a playroom. Flowing through from here, the conservatory provides a peaceful spot to unwind while enjoying views over the garden, creating a wonderful connection between indoor & outdoor living. The kitchen is fitted with a range of units offering practical storage & workspace for day-to-day family life, with plenty of scope for cooking & socialising. A useful pantry adds further practicality, providing excellent additional storage to help keep the kitchen organised. Upstairs, the landing leads to two generously sized double bedrooms, both benefitting from fitted wardrobes providing excellent storage. There is also a further room ideal as a nursery, home office, dressing room. Stairs rise again to an additional bedroom, creating a fantastic private space ideal for older children, guests, or a peaceful retreat. The family bathroom provides a bright & functional space, perfectly suited to busy households. Externally, the property continues to impress with a driveway to the front providing off-road parking, a car port, a detached garage offering additional storage or workshop potential & the beautiful rear garden is a true highlight of the home, being well established with mature mature planting, patio areas perfect for outdoor dining & entertaining, & a charming summer house creating a wonderful additional space to enjoy throughout the warmer months.