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

Porch
3'07 x 6'10 (1.09m x 2.08m)

Entrance Hall

Lounge Diner
27'09 x 10'08 (8.46m x 3.25m)

Kitchen
8'06 x 8'05 (2.59m x 2.57m)

Outer Lobby

Downstairs Cloakroom
4'09 x 2'11 (1.45m x 0.89m)

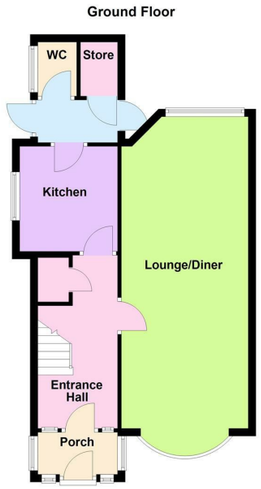
Landing

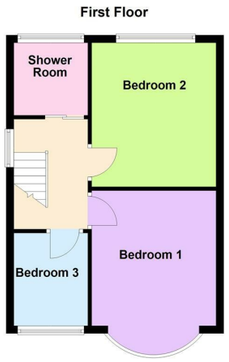
Bedroom One
13'07 x 10'08 (4.14m x 3.25m)

Bedroom Two
12'03 x 10'08 (3.73m x 3.25m)

Bedroom Three
7'07 x 6'04 (2.31m x 1.93m)

Shower Room
6' x 6'04 (1.83m x 1.93m)





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.

14 Paigle Road, Aylestone, LE2 8HP

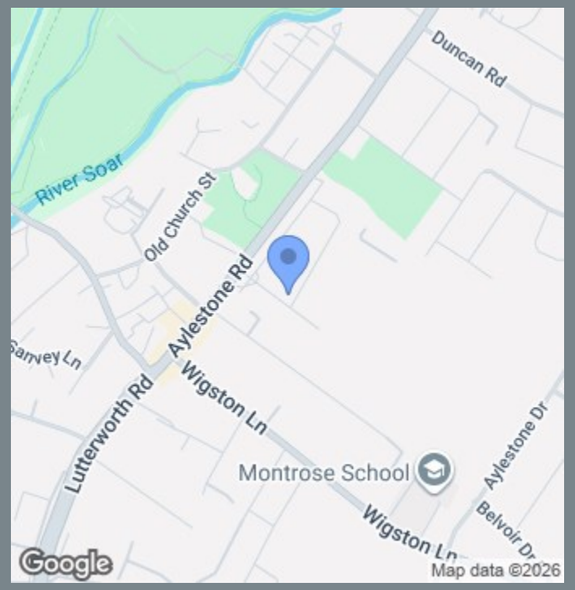
Offers Over £240,000

OVERVIEW

- Lovely Semi Detached Family Home
- Fabulous Corner Plot & Great Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Shower Room
- Driveway & Car Port
- Wrap Around Garden
- EER = D, Freehold, Tax - C

LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

This lovely semi-detached family home occupies a fabulous corner plot within a desirable village location & is offered with the added benefit of no onward chain, making it an ideal opportunity for buyers seeking a smooth & straightforward move. A welcoming porch, with space for coats & shoes, opens into the entrance hall, setting the tone for the well-proportioned accommodation throughout. The heart of the home is the bright & spacious lounge diner, offering flexible living space to suit modern family needs. The dining area enjoys a charming bay window to the front, creating a perfect spot for family meals or entertaining, while the lounge area is positioned to the rear with a window overlooking the garden & a feature fireplace providing a cosy focal point. The kitchen is fitted with quality cabinetry & contrasting work surfaces, offering excellent storage & worktop space for everyday cooking. An outer lobby leads to a useful downstairs WC & additional store room, providing practicality & keeping the main living areas clutter-free. Upstairs, the landing leads to three good-sized bedrooms, all offering flexibility for family use, guests or working from home. The primary bedroom is a standout feature with its own bay window & fitted wardrobes. Completing the first floor is the shower room, fitted with a high-level WC, wash hand basin & walk-in shower. Externally, the property benefits from a driveway & carport, providing off-road parking. The corner plot position creates a wonderful sense of space, with gardens to the front & side, while the low-maintenance rear garden offers an ideal outdoor area for relaxing or entertaining. A fantastic opportunity to acquire a well-presented home in a sought-after village setting, with generous outdoor space & no onward chain.