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
1'11 x 5'6 (0.58m x 1.68m)

Hall

Lounge
13'5 x 11'4 (4.09m x 3.45m)

Dining Kitchen
10'8 x 16'11 (3.25m x 5.16m)

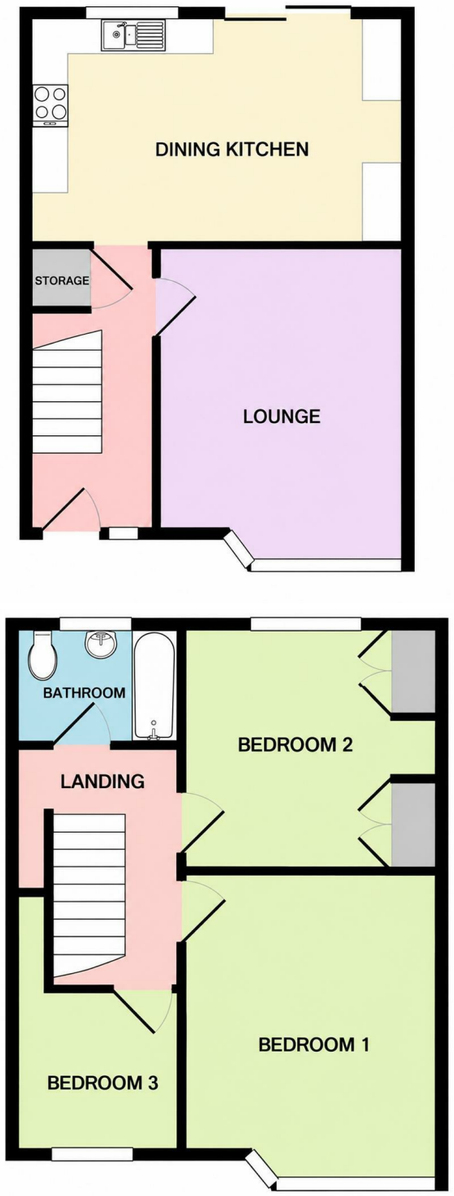
Landing

Bedroom One
13'5 x 11'4 (4.09m x 3.45m)

Bedroom Two
10'11 x 11'4 (3.33m x 3.45m)

Bedroom Three
7'4 x 7'4 (2.24m x 2.24m)

Bathroom
5'1 x 7'2 (1.55m x 2.18m)



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.

5 Hampshire Road, Aylestone, LE2 8HF

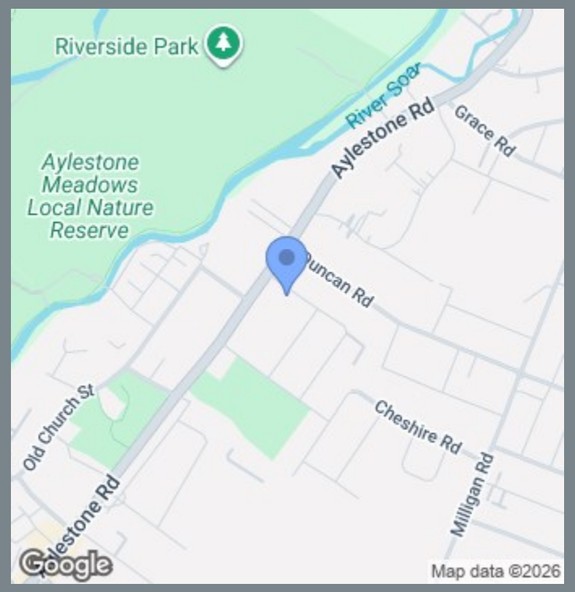
£250,000

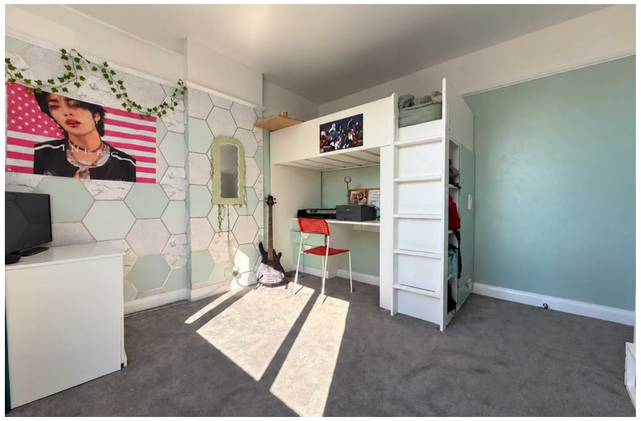
OVERVIEW

- Stunning Family Home
- Great Location Close To Amenities
- Porch & Hallway
- Lounge With Bay Window
- Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Viewing IS aDvised
- EER - tbc, Freehold, Tax - A

LOCATION LOCATION....

Hampshire Road enjoys a wonderfully convenient position within Aylestone, a popular & well-established area with a great choice of amenities close to home. Everyday shopping is easy with ALDI on Aylestone Road alongside local convenience stores, independent shops, cafés & takeaways, while Fosse Park is just a short drive away for an even wider choice of shopping, dining & leisure. Families are particularly well catered for with Granby Primary School close by, together with further primary & secondary schooling nearby. Green space is one of the real highlights of living here, with Aylestone Meadows Local Nature Reserve offering beautiful riverside & canalside walks, woodland, wildlife, cycling routes & access to the Great Central Way. The wider Aylestone area has a friendly community feel with local sports clubs & facilities, while Aylestone Hall Gardens provides another lovely spot to enjoy the outdoors. Regular bus services along Aylestone Road make travelling into Leicester city centre easy, with convenient road links towards the A563, M1 & M69. With shops, schools, wonderful green spaces & excellent connections all close at hand, Hampshire Road offers a fantastic setting for everyday family life.



THE INSIDE STORY

Beautifully presented throughout this stunning family home enjoys a great location & offers stylish well proportioned accommodation perfectly suited to modern family life. A useful porch welcomes you into the hallway before leading through to the lovely lounge. A beautiful bay window to the front fills the room with natural light while the feature fireplace creates an attractive focal point. There is plenty of space for comfortable seating making this a cosy yet spacious room for relaxing together in the evenings. The beautiful dining kitchen is a real heart of the home with contrasting shaker style wall & base cabinetry providing excellent storage alongside generous preparation space. There is ample room for a family dining table & chairs creating a sociable space for everything from busy breakfasts to relaxed evening meals. French doors open directly onto the garden allowing you to throw the doors open in warmer weather & making the room equally suited to entertaining family & friends. Upstairs the landing leads to three good sized bedrooms offering plenty of flexibility for a growing family. The bedrooms provide space for additional furniture with the third room equally suited to a nursery guest room or home office if required. Completing the first floor is the beautiful family bathroom which has been stylishly finished to create a relaxing space to start & end the day. Outside the property benefits from a front garden while the rear garden provides a lovely extension of the living space. A patio creates the perfect spot for outdoor dining summer barbecues or simply sitting with a morning coffee while the lawn offers plenty of room for children to play. A gorgeous family home ready to move into & enjoy.