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

Entrance Hall

Lounge
14'3 x 10'6 (4.34m x 3.20m)

Dining Kitchen
11'9 x 16'11 (3.58m x 5.16m)

Conservatory
5'1 x 13'5 (1.55m x 4.09m)

Downstairs Cloakroom

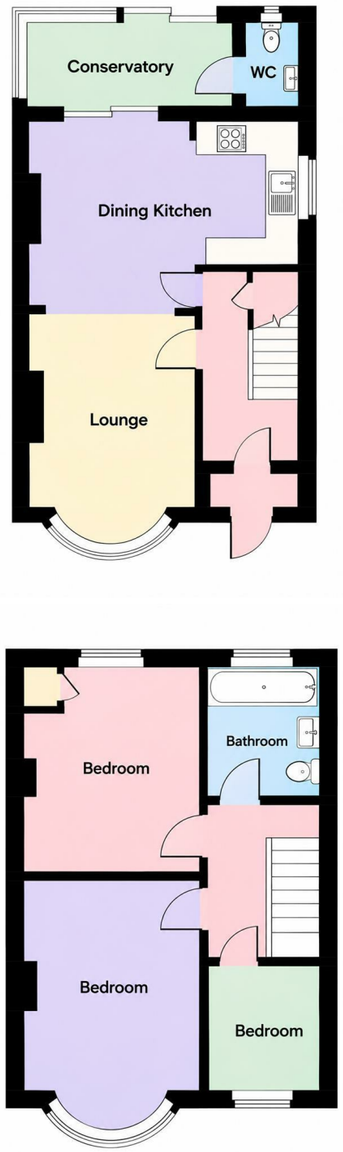
Landing

Bedroom One
14'8 x 10'6 (4.47m x 3.20m)

Bedroom Two
11'10 x 10'6 (3.61m x 3.20m)

Bedroom Three
7' x 5'11 (2.13m x 1.80m)

Bathroom





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.

48 Eastwood Road, Aylestone, Leicestershire, LE2 8DB

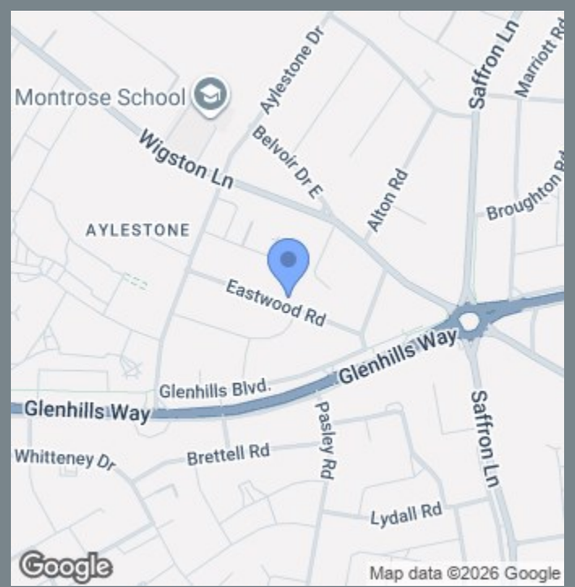
Offers In Excess Of £260,000

OVERVIEW

- A Gorgeous Home Perfectly Suited To Modern Family Life
- Beautifully Positioned & Offered With No Onward Chain
- Entrance Porch Leading Into Hallway
- Fabulous Open Plan Lounge & Dining Kitchen
- Charming Conservatory & Downstairs Cloakroom
- Three Bedrooms & A Beautifully Appointed Bathroom
- Neatly Presented Block Paved Driveway
- Generous Landscaped Garden
- A Home That Truly Deserves To Be Seen
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Eastwood Road is situated within the popular & well-established Aylestone area of Leicester, offering a lovely balance of residential living, everyday convenience & green open spaces. The location is particularly handy for local amenities, with a convenience store on Eastwood Road itself, while nearby Aylestone Road & Wigston Lane offer a variety of supermarkets, independent shops, cafés, takeaways & useful services. Families have a good choice of schooling close by, including Montrose School, Eyres Monsell Primary School & Tudor Grange Samworth Academy. Aylestone is known for its friendly community atmosphere, with local sports clubs, traditional pubs & recreational facilities adding to its appeal. For those who enjoy the outdoors, the beautiful Aylestone Meadows offers scenic riverside walks, wildlife & open countryside, while the nearby Great Central Way is perfect for walking & cycling. Excellent transport links provide easy access into Leicester city centre, Wigston, Fosse Park & surrounding areas, with regular bus services along Aylestone Road & South Wigston railway station a short drive away. Combining a convenient setting with plenty of opportunities to enjoy the outdoors, this is a wonderful location for families, professionals & buyers of all ages.











THE INSIDE STORY

This stunning family home enjoys a fabulous location & offers beautifully presented, versatile accommodation perfectly suited to modern family life. With a generous landscaped garden & the added benefit of no onward chain, this is a home with so much to offer. Stepping through the porch, the welcoming hallway leads into a wonderful open plan living space, ideal for both everyday family life & entertaining. The lounge sits to the front with a lovely bay window flooding the room with natural light, creating a cosy setting to relax & unwind. Opening into the dining area, there is also the potential to add doors to separate the lounge should a more private retreat be preferred. The dining area comfortably accommodates a family table & chairs, perfect for everything from relaxed breakfasts to evenings entertaining friends. The kitchen complements this sociable space with fitted units & integrated appliances including a fridge freezer, dishwasher & washing machine. Patio doors open into the conservatory, a charming addition with a radiator allowing year-round enjoyment. Overlooking the garden, this makes a lovely second sitting room, peaceful reading space or somewhere to enjoy a morning coffee. A convenient downstairs cloakroom is accessed from here. Upstairs, the landing leads to three beautifully presented bedrooms, with bedroom one enjoying an attractive bay window which adds character & a wonderful sense of space. The remaining bedrooms offer flexibility for children, guests or a home office. A family bathroom with a white three piece suite completes the accommodation. Outside, a block paved driveway provides off road parking, whilst the generous rear garden is a real highlight. Thoughtfully landscaped with a patio ideal for summer dining, a lawn for children to play, a slate seating area perfect for relaxing in the sunshine & a further lawn beyond, there is something for everyone to enjoy. A wonderful family home offering space, comfort & a garden to be proud of.







