

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge**

13'8 x 11'5 (4.17m x 3.48m)

**Dining Kitchen**

11'2 x 14'7 (3.40m x 4.45m)

**Landing**

**Bedroom One**

14'4 x 9'8 (4.37m x 2.95m)

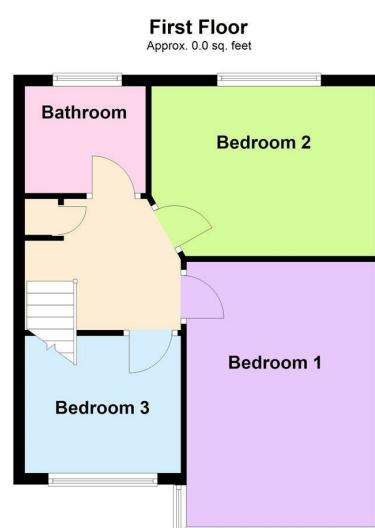
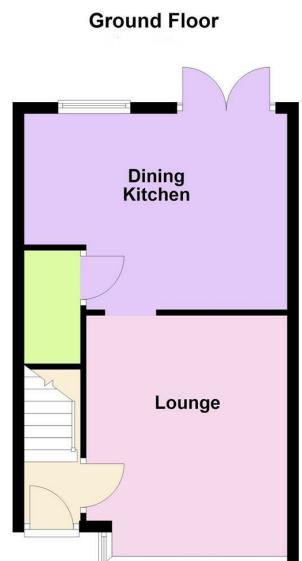
**Bedroom Two**

10' x 11'3 (3.05m x 3.48m)

**Bedroom Three**

7' x 8' (2.13m x 2.44m)

**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](mailto: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/](http://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.

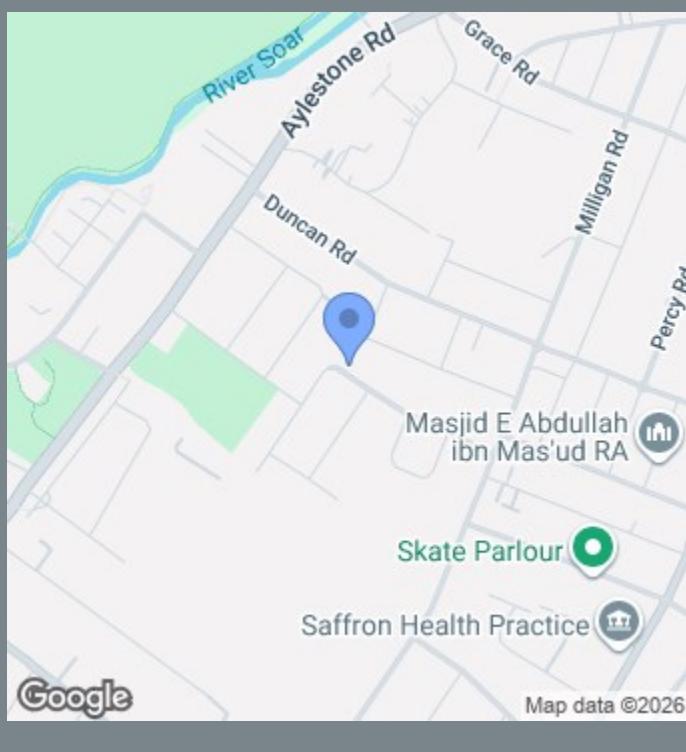
14 Cheshire Road, Aylestone, LE2 8HE  
**Offers Over £210,000**

# OVERVIEW

- Three Bedroom Semi Detached Property
- Entrance Hall
- Lounge
- Dining Kitchen
- Family Bathroom
- Driveway Providing Off Road Parking
- Rear Garden
- Viewing Advised
- EER - D, Freehold
- Council Tax Band - A

## LOCATION LOCATION....

Cheshire Road in Aylestone is a well-established residential location offering a great balance of convenience and community. The area is well served by local shops, supermarkets, cafés, and everyday amenities, with Leicester city centre just a short drive or bus ride away for a wider range of retail and leisure options. Families benefit from access to a number of well-regarded schools within easy reach, along with nurseries and childcare facilities. For outdoor leisure, Aylestone Meadows and several nearby parks provide attractive green spaces for walking, cycling, and family days out. The area is also excellent for commuters, with regular bus services running into the city, easy road access to the M1 and M69 motorway networks, and Leicester railway station providing fast connections further afield. Altogether, Cheshire Road offers a convenient and welcoming location that appeals to both families and professionals alike.



## THE INSIDE STORY

This spacious three-bedroom property presents an excellent opportunity for investors or anyone looking to buy their first home. Stepping into the welcoming entrance hall, you are led into a bright and inviting lounge, complete with a large bay window to the front that fills the room with natural light — an ideal space for relaxation or entertaining. To the rear, the generous dining kitchen provides a true heart of the home, fitted with a range of wall and base cabinets, oven and hob with extractor, sink drainer with mixer tap, and plumbing for a washing machine, while still leaving plenty of room for a family dining table and chairs. A door opens directly onto the rear garden, offering easy flow between indoor and outdoor living. Upstairs, a landing leads to three well-proportioned double bedrooms, each providing comfortable space for tenants, alongside a neatly appointed bathroom with white three-piece suite. Externally, the property boasts a driveway to the front for off-road parking and a private garden to the rear, perfect for outdoor enjoyment.

