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

Hallway

Lounge Diner
17'11 x 14' max (5.46m x 4.27m max)

Dining Kitchen
13'11 x 11' (4.24m x 3.35m)

Landing

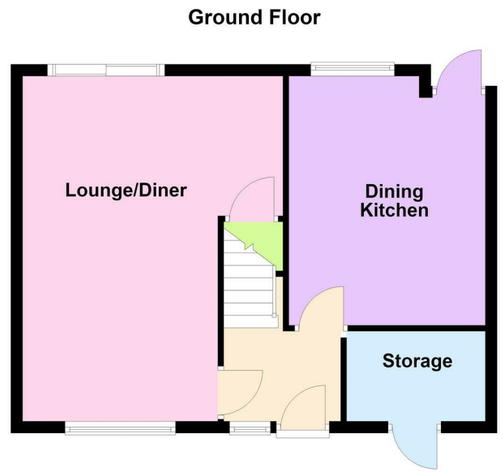
Bedroom One
12'3 x 11'2 (3.73m x 3.40m)

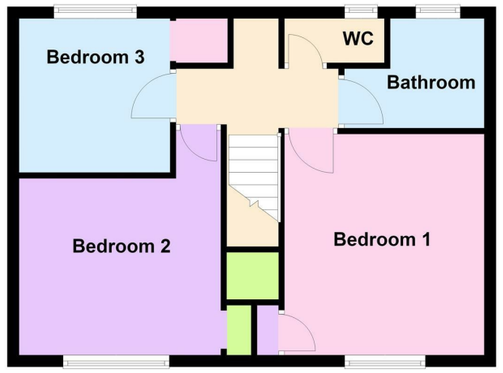
Bedroom Two
9'11 x 12' (3.02m x 3.66m)

Bedroom Three
7'9 x 8'1 (2.36m x 2.46m)

Bathroom
5'3 x 8'3 (1.60m x 2.51m)

Separate WC
2'5 x 5' (0.74m x 1.52m)







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.

60 Allenwood Road, Eyres Monsell, LE2 9BE

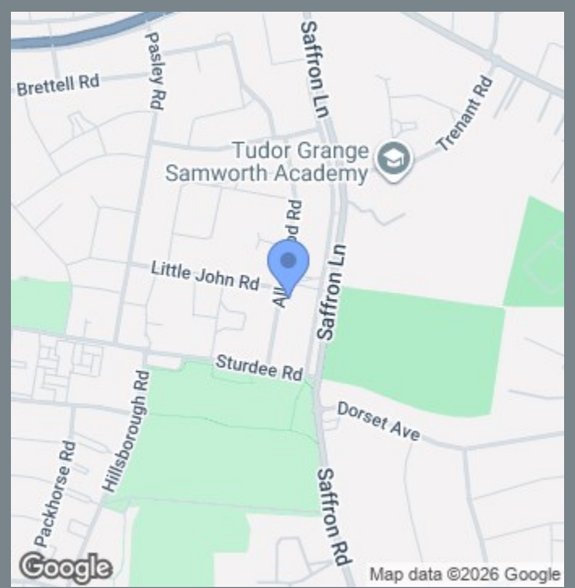
£220,000

OVERVIEW

- Spacious Family Home
- Great Location & No Chain
- Bright & Airy Lounge Diner
- Lovely Dining Kitchen
- Three Good Sized BEdrooms
- Bathroom With Separate WC
- Driveway With Ample Off Road Parking
- Enclosed Rear Garden
- Viewing Is Essential
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Allenwood Road enjoys a convenient position within the well-established community of Eyres Monsell, offering a fantastic selection of everyday amenities, green spaces & excellent transport connections. The nearby Sturdee Road shopping parade provides a Co-op supermarket, pharmacy, Post Office, takeaways & other local conveniences, whilst South Wigston & neighbouring Aylestone offer a wider choice of shops, cafés & supermarkets. Families are well catered for with Eyres Monsell Primary School, Rolleston Primary School, Holy Cross Catholic School & Tudor Grange Samworth Academy all within easy reach. The area benefits from a lovely community atmosphere, with Eyres Monsell Community Centre, local clubs & a library providing activities & facilities for all ages. For those who enjoy the outdoors, nearby Exchange Park, Ambleside Drive Park & Aylestone Hall Gardens offer opportunities for leisurely walks, family outings & enjoying the fresh air, whilst the beautiful Aylestone Meadows provides scenic riverside walks & cycling routes. Leicester city centre is easily accessible via regular bus services, with South Wigston railway station offering connections towards Leicester & Birmingham. Convenient road links via Saffron Lane, the A563 & A426 also provide access to surrounding areas & the wider motorway network, making Allenwood Road a lovely choice for families, first-time buyers & commuters alike.











THE INSIDE STORY

A spacious family home offering generous living accommodation, three great sized bedrooms & no onward chain! Stepping through the front door, you are welcomed into the entrance hallway, with stairs rising to the first floor & doors leading into the ground floor accommodation. The spacious lounge diner is a wonderful room for both relaxing & entertaining, with a window to the front allowing natural light to fill the dining area, creating a lovely setting for family meals, special occasions or catching up around the table. Flowing through to the lounge area at the rear, there is plenty of space to arrange comfortable seating, making this the ideal spot to put your feet up after a busy day or enjoy cosy evenings in front of the television. Patio doors open directly onto the rear garden, providing a lovely outlook & allowing the outside in during the warmer months. The generous dining kitchen is another fantastic space for family life, fitted with an ample range of wall & base cabinets, complemented by work surfaces, a stainless steel sink drainer with mixer tap, plumbing for a washing machine & space for a fridge freezer. With plenty of room for a table & chairs, this is a lovely place for informal dining, morning coffees or sitting together chatting whilst dinner is being prepared. A door provides direct access to the rear garden, perfect for those summer days when dining moves outside. Upstairs, the landing leads to three great sized bedrooms, all benefiting from built-in cupboards, providing valuable storage whilst leaving plenty of space for bedroom furniture. Whether you need comfortable bedrooms for the whole family, a welcoming guest room or perhaps a dedicated home office. A bathroom & separate WC complete the first floor. Outside the driveway provides ample off road parking. To the rear, the lovely garden offers a wonderful space for the whole family to enjoy with a patio & lawn. Viewing is a must on this family home.





