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
6' x 2'03 (1.83m x 0.69m)

Hallway
13'01 x 6'01 (3.99m x 1.85m)

Lounge
13'10 x 11'04 (4.22m x 3.45m)

Dining Room
13' x 11'04 (3.96m x 3.45m)

Kitchen
8'02 x 9'11 (2.49m x 3.02m)

Outer Lobby
5'04 x 3'07 (1.63m x 1.09m)

Downstairs Cloakroom
6'02 x 2'10 (1.88m x 0.86m)

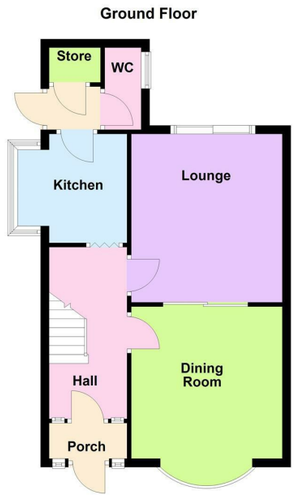
Landing

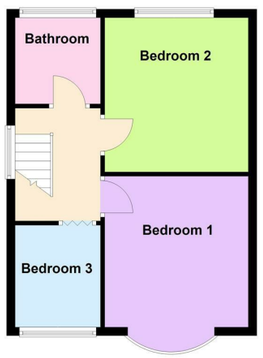
Bedroom One
13'10 x 11'02 (4.22m x 3.40m)

Bedroom Two
11'09 x 11'02 (3.58m x 3.40m)

Bedroom Three
7'03 x 6' (2.21m x 1.83m)

Bathroom
6'04 x 6'03 (1.93m x 1.91m)





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.

2 Hylion Road, Knighton, LE2 6GP

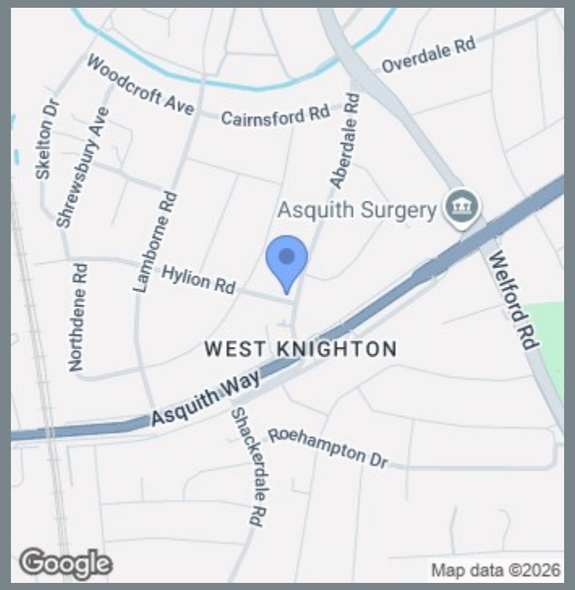
Offers Over £250,000

OVERVIEW

- fabulous Family Home On Corner Plot
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway & Low Maintenance Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Hylion Road is situated within the highly regarded suburb of Knighton, one of Leicester's most sought-after residential areas, known for its leafy streets and strong sense of community. The area offers a variety of nearby independent shops, cafés and everyday amenities, with further retail and leisure facilities available in Leicester city centre. Knighton is particularly popular with families due to its selection of well-regarded primary and secondary schools within easy reach. Residents benefit from excellent access to green spaces, including the beautiful Knighton Park, providing open parkland, sports facilities and scenic walking routes. Hylion Road is well connected for travel, with regular bus services into the city centre, Leicester railway station within easy reach, and convenient access to major road routes including the A6 and A563 ring road. Combining character, convenience and attractive surroundings, Knighton remains a highly desirable place to live.



THE INSIDE STORY

Occupying a generous corner plot in an excellent location, this semi-detached family home is offered with no onward chain and presents an exciting opportunity for those looking to modernise and create a home tailored to their own taste. Full of potential, the property offers well-proportioned accommodation and gardens to three sides. A useful porch leads into the main hallway, providing access to the ground floor living spaces. The lounge is positioned to the front of the property and features a charming bay window, allowing natural light to pour in. Sliding doors connect through to the dining room, creating flexibility to have two separate reception rooms or one larger open-plan living and entertaining space. From here, patio doors open onto the garden, offering scope for seamless indoor-outdoor living. The kitchen provides a functional layout with excellent potential for redesign or extension (subject to the necessary consents), while an outer lobby gives access to a downstairs cloakroom and useful store room — ideal for keeping everyday items neatly tucked away. Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one benefits from a bay window, adding character and light, while bedroom two features fitted wardrobes. The family bathroom completes the first floor. Externally, the property enjoys low-maintenance gardens to three sides, offering excellent outdoor space with scope for landscaping or extension, along with a driveway providing off-road parking. A fantastic opportunity to acquire a home in a sought-after setting, ready to be updated and transformed into something truly special.