

### FLOOR PLAN

#### DIMENSIONS

**Lounge**  
12'02 x 15'03 (3.71m x 4.65m)

**Dining Area**  
13'03 x 11'04 (4.04m x 3.45m)

**Kitchen Area**  
12'07 x 15'03 (3.84m x 4.65m)

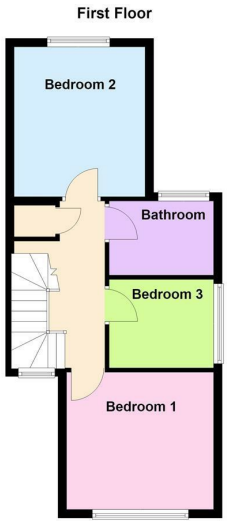
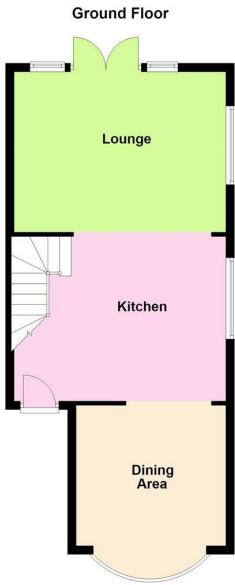
**Landing**

**Bedroom One**  
10'08 x 11'05 (3.25m x 3.48m)

**Bedroom Two**  
11'03 x 10'02 (3.43m x 3.10m)

**Bedroom Three**  
6'02 x 8'04 (1.88m x 2.54m)

**Bathroom**  
5'06 x 8'04 (1.68m x 2.54m)



**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.

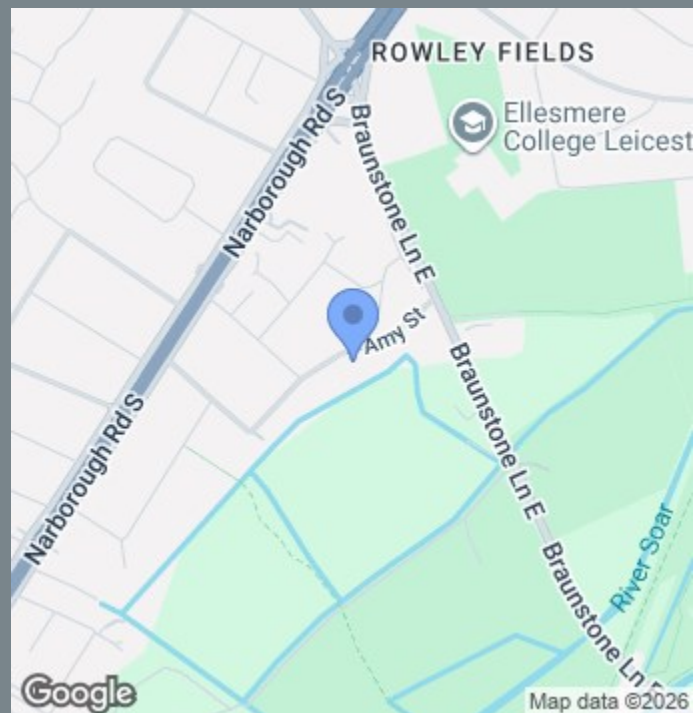
Wisteria House, 26 Amy Street, Braunstone Town, LE3 2FB  
**£280,000**

# OVERVIEW

- Spacious Family Home
- Open Plan Living
- Excellent Location With Aylestone Meadows To The Rear
- Dining Area, Lounge Area & Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway For Off Road Parkig
- Beautiful, Well Established, Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - B

# LOCATION LOCATION....

One of the standout features of Amy Street is its enviable position backing onto the beautiful Aylestone Meadows, offering miles of open green space, riverside walks, cycle routes and abundant wildlife right on the doorstep. Situated within the popular Braunstone Town community, residents enjoy an excellent range of local shops, supermarkets, cafés, traditional pubs and everyday amenities, while nearby Fosse Park and Meridian Leisure Park provide an extensive choice of shopping, dining and leisure facilities. Families are well catered for with a selection of well-regarded schools, local parks and community facilities, creating a welcoming neighbourhood atmosphere. For commuters, the area offers excellent transport links with regular bus services into Leicester city centre, together with easy access to the A47, A563 ring road, M1 and M69. Combining the tranquillity of Aylestone Meadows with superb amenities and connectivity, Amy Street enjoys a wonderful location that perfectly balances outdoor living with everyday convenience.



# THE INSIDE STORY

Backing directly onto the picturesque Aylestone Meadows, Wisteria House is a truly charming semi-detached home that perfectly combines character, comfort & an enviable setting. Offered to the market with no upward chain, this delightful home enjoys beautifully presented open plan living spaces & a wonderful established garden, making it ideal for buyers looking for a peaceful lifestyle without compromising on convenience. The heart of the home is the inviting open plan living accommodation. To the front, the dining area is filled with natural light from the attractive bay window, while a feature fireplace creates a warm & welcoming focal point, making it the perfect space for family meals, entertaining guests or celebrating special occasions. The kitchen is fitted with a range of wall & base units complemented by generous work surfaces & a traditional Belfast sink, blending practicality with timeless charm. An archway flows effortlessly into the lounge, creating a sociable layout ideal for modern living. The lounge itself is a wonderful place to relax, featuring a beautiful fireplace, a side window allowing additional natural light & French doors opening onto the garden, seamlessly connecting indoor & outdoor living during the warmer months. To the first floor, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. The family bathroom is full of character, featuring a stunning freestanding claw-foot bath with a rainfall shower over, creating the perfect place to unwind at the end of the day. Outside, a driveway provides off-road parking to the front, while the rear garden is a true highlight. Beautifully established with mature planting & several seating areas, it offers the perfect setting for morning coffee, summer entertaining or simply relaxing whilst enjoying the peaceful surroundings.

