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

Entrance Hall

Lounge
13'9 x 12'9 (4.19m x 3.89m)

Open Plan Kitchen Diner
27'04 x 9'5 (8.33m x 2.87m)

Utility Room
6'6 x 6'4 (1.98m x 1.93m)

Downstairs Cloakroom
3'2 x 6'6 (0.97m x 1.98m)

Bedroom One
14'76 x 10'38 (4.27m x 3.05m)

Ensuite Shower Room
9'4 x 4'1 (2.84m x 1.24m)

Bedroom Two
13'65 x 12'07 (3.96m x 3.84m)

Bedroom Three
9;9 x 9'0 (2.74m;2.74m x 2.74m)

Family Bathroom
6'6 x 6'1 (1.98m x 1.85m)

Ground Floor



First Floor





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.

3 Paget Street, Aylestone, Leicestershire, LE2 8SP

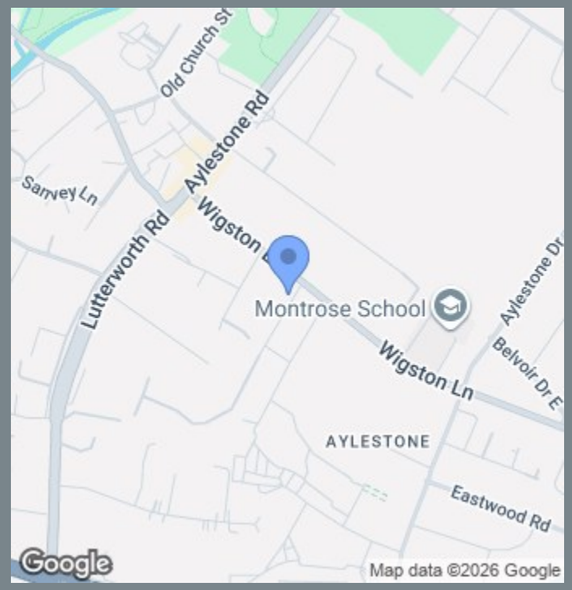
£310,000

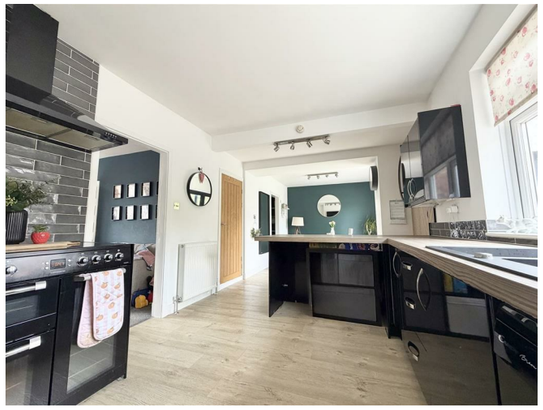
OVERVIEW

- Stunning Semi Detached Family Home
- Cosy Lounge
- Open Plan Kitchen Dining- Family Living
- Utility Room and Downstairs Cloaks
- Three Generous Size Bedrooms
- Stylish Family Bathroom
- Ensuite To bedroom One
- Mature Rear Garden With Patio Area
- Driveway Providing Off Road Parking
- Freehold, Council Tax Band B, EER Rating C

LOCATION LOCATION....

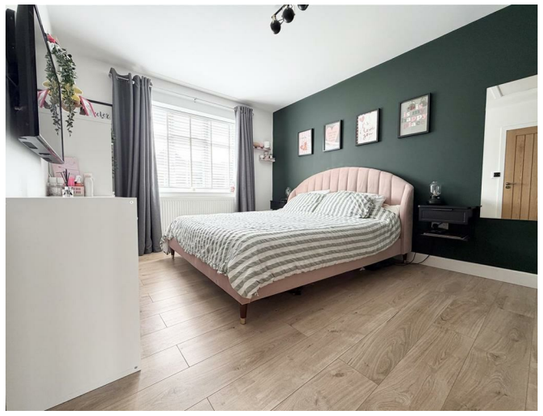
Paget Street is nestled within the heart of Aylestone, one of Leicester's most characterful and sought-after suburbs, known for its rich history, strong community spirit and abundance of green space. With roots dating back centuries, Aylestone retains a village-like charm despite its close proximity to the city centre, creating a welcoming atmosphere that appeals to a wide range of buyers. Residents enjoy easy access to a variety of local shops, cafés, pubs and everyday amenities, while nearby Fosse Park and Leicester city centre offer an extensive selection of retail, dining and leisure facilities. Families are particularly well catered for with a range of well-regarded schools within the area, alongside numerous community groups and recreational facilities. One of Aylestone's greatest attractions is the beautiful Aylestone Meadows, with its expansive open green spaces, riverside walks and cycle routes providing a wonderful escape into nature. The area is also exceptionally well connected, with regular bus services and convenient access to the A426, A563 ring road and M1 motorway network. Combining historic charm, modern convenience and a genuine sense of community, Paget Street enjoys a fantastic position within one of Leicester's most desirable locations.











THE INSIDE STORY

This beautifully presented three bedroom family home is offered for sale in the sought after village of Aylestone. Offering fabulous living accommodation over two floors and must be viewed to truly appreciate all this fabulous home has to offer. Through the front door into this spacious home, you are welcomed into a generous size lounge, light and airy yet cosy, perfect for relaxation and enjoying some quality time. The accommodation flows beautifully into the lovely open-plan kitchen diner, ideal for preparing meals, dining together or entertaining family & friends. The dining area has ample space for a table and chairs, great for socialising. Two essentials for any family are a useful utility room and a downstairs cloakroom, while a further area offers plenty of practical space for storing coats & shoes.

To the first floor are three bedrooms with bedroom one benefiting from a great sized En suite shower room. Bedroom two is another generous double room, complete with a useful storage cupboard/wardrobe, whilst bedroom three is also well-proportioned room that could equally be used as a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a bath with a shower over, wash hand basin and low level WC.

Outside the rear garden is mainly laid to lawn with a patio area perfect for outside dining in the summer months. A pagoda offers some shade when if need be.

To the front is a driveway providing off road parking. Call the office to book a viewing, a truly stunning home.





