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
7'52 max x 14'25 max (2.13m max x 4.27m max)

Open Plan Living Kitchen Diner
26'22 max x 26'5 max (7.92m max x 8.05m max)

Downstairs WC

Bedroom One
14'15 x 12'03 (4.27m x 3.73m)

Bedroom Two
12'40 x 12'03 (3.66m x 3.73m)

Bedroom Five
8'29 x 13'93 (2.44m x 3.96m)

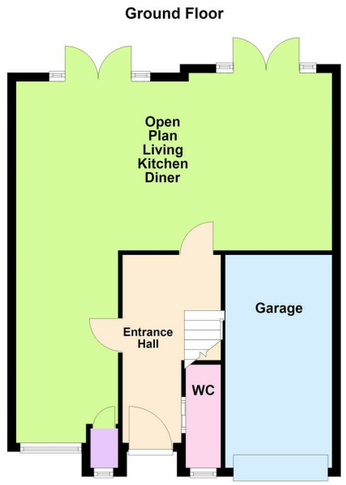
Bedroom Six
13'31 max x 8'7 (3.96m max x 2.62m)

Bedroom Three
11'25 max x 14'43 (3.35m max x 4.27m)

Bedroom Four
13'72 max x 14'43 max (3.96m max x 4.27m max)

Family Bathroom

Shower Room







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.

125 Lutterworth Road, Aylestone, Leicestershire, LE2 8PL

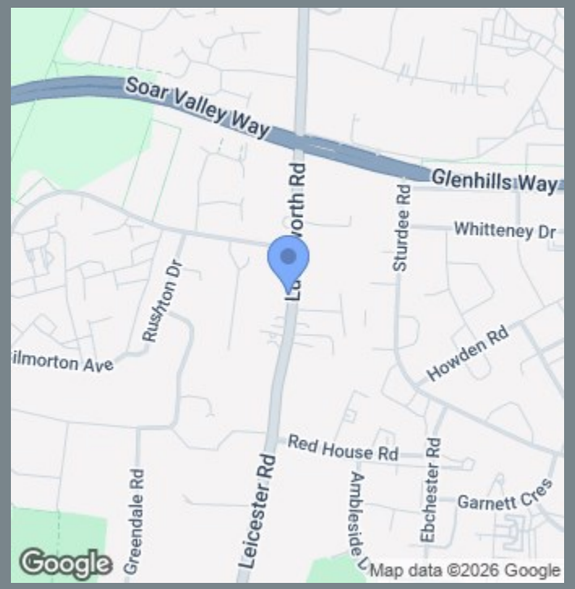
Offers Over £650,000

OVERVIEW

- 1930'S Family Detached Home
- Open Plan Family Living Kitchen
- Lounge Area For Relaxation
- Six Generous Sized Bedrooms
- Family Bathroom
- Shower Room On The Top Floor
- Mature Landscaped Rear Garden
- Garage and Extensive Driveway With Parking For Several Cars
- Freehold D , Council Tax Band D, EER Rating D
- Must Be Viewed

LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.











THE INSIDE STORY

Nestled on Lutterworth Road in the charming suburb of Aylestone, Leicester, this impressive detached house, built in the 1930' offers a perfect blend of traditional charm and modern living. With six spacious bedrooms, this property is ideal for larger families or those seeking ample space for guests.
Upon entering, you are greeted by a beautiful hallway with stairs rising to the first floor and access to the downstairs WC. The heart of this home, is the open plan family living kitchen diner, which boasts underfloor heating, ensuring a warm and welcoming atmosphere throughout the year. This space is designed for both cooking and socialising, making it a delightful area for family gatherings and celebrations.
There are six well proportioned bedrooms which have the versatility to be adapted to suit any family needs. There is an ensuite shower room and a family bathroom, providing convenience and comfort for all residents. Additionally, there is potential for a cellar, offering further possibilities for storage or conversion.
The mature landscaped garden is a true highlight, providing a serene outdoor space for children to play or for adults to unwind. There is a garage and an extensive driveway offering ample parking, a valuable asset in this sought-after area.
This traditional family home is particularly appealing to growing families, thanks to its generous living space and thoughtful layout. With its combination of character, modern amenities, and a prime location, this property is a wonderful opportunity for those looking to settle in a vibrant community.







