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
12'10 x 11'4 (3.91m x 3.45m)

Dining Room
12'4 x 11'6 (3.76m x 3.51m)

Kitchen
10'2 x 7'11 (3.10m x 2.41m)

Landing

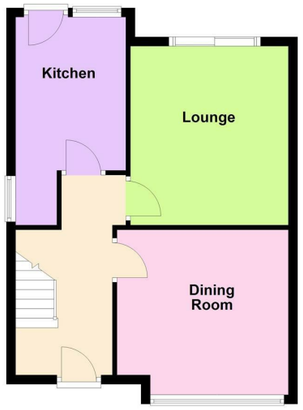
Bedroom One
12'6 x 11'4 (3.81m x 3.45m)

Bedroom Two
11'7 x 11'4 (3.53m x 3.45m)

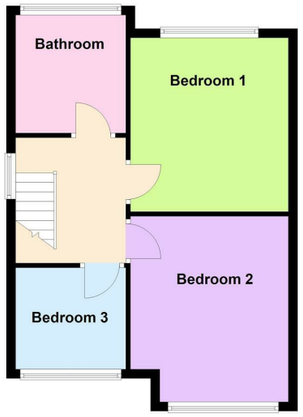
Bedroom Three
6'1 x 7'2 (1.85m x 2.18m)

Bathroom
8'1 x 7'6 (2.46m x 2.29m)

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.

45 Park Hill Drive, Aylestone, LE2 8HS

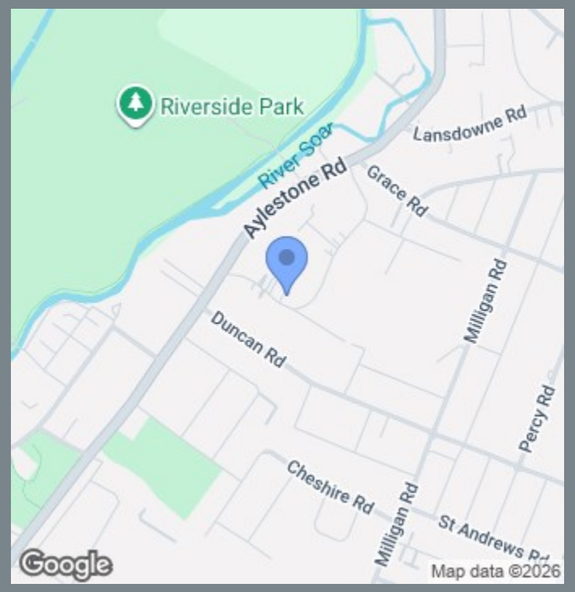
Offers In Excess Of £299,950

OVERVIEW

- Beautiful Family Home
- Highly Desirable Location
- Entrance Hallway
- Spacious Lounge
- Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Parking & Allotment To The Rear
- Viewing Is A Must
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Park Hill Drive is situated within the popular suburb of Aylestone, a well-established residential area known for its strong community feel and excellent local amenities. The area benefits from a range of nearby shops, supermarkets and everyday services, with further retail and leisure facilities available at Fosse Park and Leicester city centre. Families are well served by a selection of reputable primary and secondary schools within easy reach. One of Aylestone's key attractions is its abundance of green space, with Aylestone Meadows, the River Soar and local parks providing scenic walking routes, cycling paths and outdoor recreation. Park Hill Drive is also well positioned for travel, offering regular bus services into the city centre, easy access to the A426, A563 ring road and M1, and convenient connections to surrounding areas. Combining convenience, green surroundings and a welcoming community atmosphere, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Positioned on a highly regarded road in the ever-popular area of Aylestone, this stunning family home beautifully combines character, charm, and practicality, with a wealth of original features throughout. Stepping through the front door, you are welcomed into an inviting entrance hall, where the warmth of the wooden flooring immediately sets the tone for the rest of the property. The lounge is a cosy yet spacious retreat, centred around an attractive feature fireplace, with patio doors that open out onto the garden—perfect for relaxing evenings or entertaining guests in the warmer months. The separate dining room, with its front-facing window and charming fireplace, provides an elegant setting for family meals and special occasions, while also offering flexibility as an additional reception room if desired. The kitchen is full of character, featuring traditional quarry tiled flooring and offering a practical space with plenty of potential to tailor to your own style, whether as a busy family hub or a more contemporary culinary space. Upstairs, the landing leads to three well-proportioned bedrooms, each offering comfortable and versatile accommodation—ideal for family living, guest rooms, or even a home office. The bathroom is fitted with a classic white three-piece suite, providing a clean and functional space. Outside, the property continues to impress. The front garden enhances the home's kerb appeal, while the well-established rear garden offers a wonderful blend of patio and lawn—perfect for outdoor dining, children's play, or simply unwinding in a private, green setting. An outside WC adds a useful and practical feature, particularly for those who enjoy spending time outdoors. To the rear, there is also off-road parking along with an allotment space, ideal for keen gardeners or those looking to grow their own produce. A truly charming home in a sought-after location, offering both character and potential—viewing is highly recommended.