13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge
14'2 x 10' (4.32m x 3.05m)

Living Room/Dining Room
12'8 x 13'4 (3.86m x 4.06m)

Kitchen
12'10 x 7' (3.91m x 2.13m)

Downstairs Bathroom
5'10 x 4'9 (1.78m x 1.45m)

Separate WC
5'10 x 2'5 (1.78m x 0.74m)

Landing

Bedroom One
11'11 x 14'10 (3.63m x 4.52m)

Bedroom Two
11'11 x 12' (3.63m x 3.66m)

Bedroom Three
12'10 x 7' (3.91m x 2.13m)

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.

200 Milligan Road, Aylestone, LE2 8FD

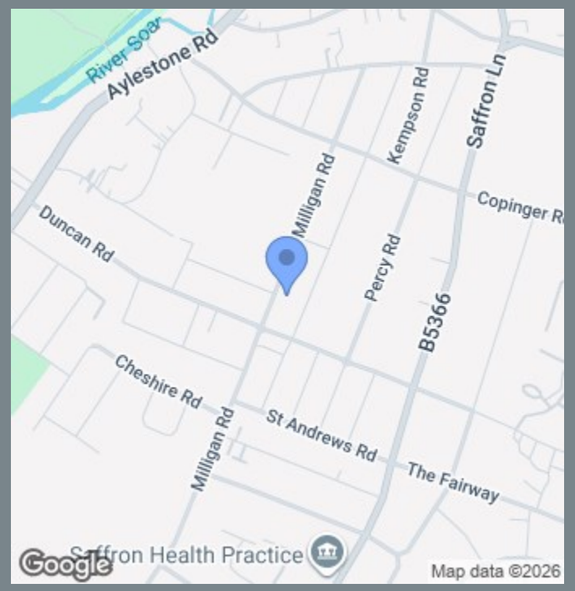
£180,000

OVERVIEW

- Ideal First Time Buy
- Great Location & No Chain
- Entrance Hallway
- Lounge & Dining Room
- Fitted Kitchen
- Downstairs Bathroom
- Three Bedrooms
- Front & Rear Gardens
- Viewing Essential
- EER - tbc, Freehold, Tax - A

LOCATION LOCATION....

Milligan Road enjoys a wonderfully convenient position within the popular Aylestone area, offering a fantastic mix of everyday amenities, green spaces & easy access into Leicester city centre. There is plenty close to home, with ALDI, Tesco Express, Heron Foods & Iceland nearby, alongside local shops, cafés, takeaways & useful services. Families are particularly well catered for with a great choice of schools in the surrounding area, including Marriott Primary School, Montrose School & Granby Primary School, together with several secondary schools within easy reach. One of Aylestone's biggest attractions is its abundance of outdoor space, with Aylestone Meadows Local Nature Reserve providing a beautiful escape for leisurely walks, cycling, dog walks & enjoying nature, while the canal and riverside routes add even more opportunities to get outdoors. For a bigger shopping trip, Fosse Shopping Park is only a short drive away with its fantastic choice of shops, restaurants & leisure facilities. Commuters are equally well placed, with Aylestone Road providing a straightforward route into Leicester city centre, regular bus services nearby & convenient connections towards the ring road, M1 & M69, while Leicester railway station is also within easy reach. Combining a friendly community feel, fantastic amenities, schooling, beautiful green spaces & excellent transport links, Milligan Road is a wonderfully convenient place to call home.



THE INSIDE STORY

This attractive traditional palisaded villa offers a wonderful blend of character, space and versatility, making it an ideal home for families, couples or buyers looking for generous living accommodation in a highly convenient location. Offered to the market with the added advantage of no upward chain, the property is ready for its next owner to make it their own. Stepping inside, a welcoming entrance hallway sets the tone for the accommodation beyond. To the front is a lovely lounge, where a large bay window allows plenty of natural light to fill the room. A feature fireplace creates an inviting focal point, making this a warm and comfortable space in which to relax and unwind. The second reception room is currently enjoyed as a sitting room, with a pleasant outlook over the rear garden. This wonderfully flexible room could equally lend itself to a more formal dining room, family room, playroom or even a home-working space, depending on the needs of its new owners. The kitchen provides a practical space for everyday cooking and leads through to a useful ground-floor bathroom, completing the accommodation on this level. Upstairs, the landing gives access to three bedrooms, offering plenty of flexibility for family life. The rooms could be arranged as comfortable sleeping accommodation, while one could easily become a nursery, dressing room, guest bedroom or dedicated home office. Outside, the property benefits from both front and rear gardens. The rear garden provides a lovely extension of the living space during the warmer months, with scope to create areas for outdoor dining, entertaining, gardening or simply relaxing in the sunshine. Combining the charm and proportions associated with a traditional palisaded villa with versatile accommodation and a great location, this appealing home offers plenty of potential for its next chapter. With the additional benefit of being sold with no upward chain, an early viewing is highly recommended.