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 Hallway

Living Room
12'4 x 23'7 (3.76m x 7.19m)

Family Dining Kitchen
18'11 x 12'4 (5.77m x 3.76m)

Utility
8' x 10' (2.44m x 3.05m)

Downstairs Shower Room
7'9 x 6'6 (2.36m x 1.98m)

Landing

Bedroom One
12'5 x 12'6 (3.78m x 3.81m)

Bedroom Two
12'5 x 10'4 (3.78m x 3.15m)

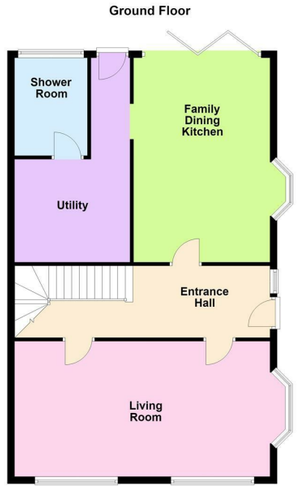
Bedroom Three
11'2 x 12'1 (3.40m x 3.68m)

Bedroom Four
7'8 x 12'1 (2.34m x 3.68m)

Home Office/Dressing Room

Bathroom
11' x 6'10 (3.35m x 2.08m)

Separate WC







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.

310 Aylestone Road, Aylestone, LE2 8BJ

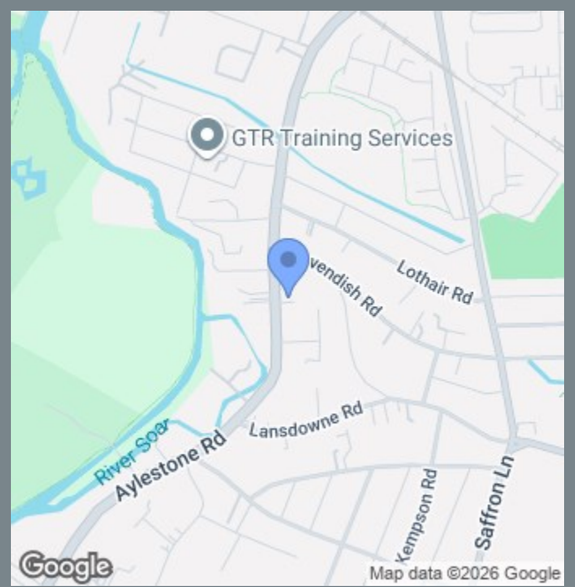
Offers In Excess Of £400,000

OVERVIEW

- Beautiful & Deceptively Spacious Family Home
- Great Location
- Hallway, Living Room & Dining Kitchen
- Utility & Downstairs Shower Room
- Four Fabulous Sized Bedrooms
- Modern Bathroom With Separate WC
- Driveway & Extensive Rear Garden
- Viewing Is A Must
- EER Rating - tbc, Freehold
- Council Tax Band - D

LOCATION LOCATION....

Aylestone Road enjoys a convenient position within a well-established & popular residential area of Leicester, offering a fantastic mix of everyday amenities, recreational facilities & excellent transport connections, making it an appealing location for families, professionals & first-time buyers alike. There is a great choice of local shops, convenience stores, cafés & takeaways close by, with Aldi, Morrisons & Farmfoods supermarkets all within easy reach, whilst Leicester city centre offers an even wider selection of high street favourites, independent boutiques, restaurants & entertainment venues. Families are well catered for with several nearby schools including Granby Primary School, Lancaster Academy & Sir Jonathan North Girls' College. For those who enjoy an active lifestyle, the nearby Aylestone Leisure Centre offers swimming, fitness facilities & a range of activities, whilst Saffron Lane Athletics Stadium & the famous Leicestershire County Cricket Ground on Grace Road provide excellent sporting facilities right on the doorstep. Aylestone Recreation Ground offers green open space for enjoying some fresh air, whilst the beautiful Aylestone Meadows Nature Reserve provides a wonderful escape from the hustle & bustle with picturesque riverside walks, wildlife, cycling routes & peaceful pathways alongside the Grand Union Canal. For commuters, Aylestone Road provides a direct route into Leicester city centre, whilst nearby Saffron Lane & the surrounding road network offer convenient connections to neighbouring areas, Fosse Park Shopping Centre & the M1/M69 motorway networks. Regular bus services provide easy access around the city, with Leicester railway station also within easy reach for journeys further afield.











THE INSIDE STORY

Offering far more space than first meets the eye, this deceptively spacious four bedroom family home is positioned in a great location, with versatile accommodation & a fabulous garden for everyone to enjoy! The entrance hallway leads into the generous living room, where dual aspect windows fill the space with natural light. With ample room for comfortable seating & a dining table, this is ideal for cosy evenings relaxing or entertaining friends. The stunning family dining kitchen really is the heart of the home, fitted with grey shaker style cabinets, wood effect worktops & a matching central island, perfect for preparing meals or catching up over a coffee. With an integrated dishwasher, two ovens & a five burner hob, there's plenty to please the keen cook! A dining & seating area provides a wonderful space for family life, with bifold doors opening up the entire rear of the room, bringing the garden into everyday living & creating a fantastic setting for summer gatherings. A separate utility room & downstairs shower room add practicality for busy households. Dog leg stairs rise to the landing, leading to four great sized bedrooms, offering plenty of space for the whole family, whilst a further home office/dressing room provides flexibility for working from home or keeping everything beautifully organised. The family bathroom features twin wash hand basins & a bath with shower over, ideal for busy mornings or a relaxing soak, whilst a separate WC adds convenience. Outside, the driveway provides off road parking & leads to a detached garage, offering valuable storage. The extensive rear garden is a real treat, with a patio perfect for alfresco dining, a decked area for relaxing in the sunshine & a generous lawn providing plenty of room for children to play or pets to explore. A wonderful family home offering space to grow, room to entertain & somewhere to make lasting memories!







