13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
4'03 x 7' (1.30m x 2.13m)

Entrance Hallway
37'11 x 7' (11.56m x 2.13m)

Family Living Kitchen
17'02 x 22'06 (5.23m x 6.86m)

Pantry
4'01 x 4'06 (1.24m x 1.37m)

Downstairs Cloakroom
3'06 x 4'11 (1.07m x 1.50m)

Lounge
21'08 x 18'02 (6.60m x 5.54m)

Garden Room
18'02 x 7'03 (5.54m x 2.21m)

Landing
23'02 x 7' (7.06m x 2.13m)

Bedroom One
11'08 x 13' (3.56m x 3.96m)

En Suite
11'08 x 4'02 (3.56m x 1.27m)

Bedroom Two
17' x 10'10 (5.18m x 3.30m)

Bedroom Three
9'06 x 11'08 (2.90m x 3.56m)

Bedroom Four
10'11 x 7' (3.33m x 2.13m)

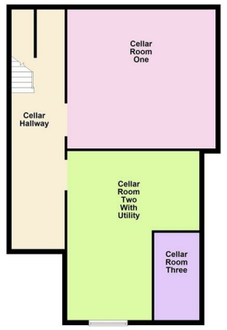
Bathroom
11'10 x 6' (3.61m x 1.83m)

Cellar Room One
18'06 x 19'10 (5.64m x 6.05m)

Cellar Room Two With Utility
22'02 x 17'08 max (6.76m x 5.38m max)

Cellar Room Three
11'07 x 6'03 (3.53m x 1.91m)

Cellar Hall
32'01 x 7'01 (9.78m x 2.16m)









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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

12A Lutterworth Road, Aylestone, LE2 8PE

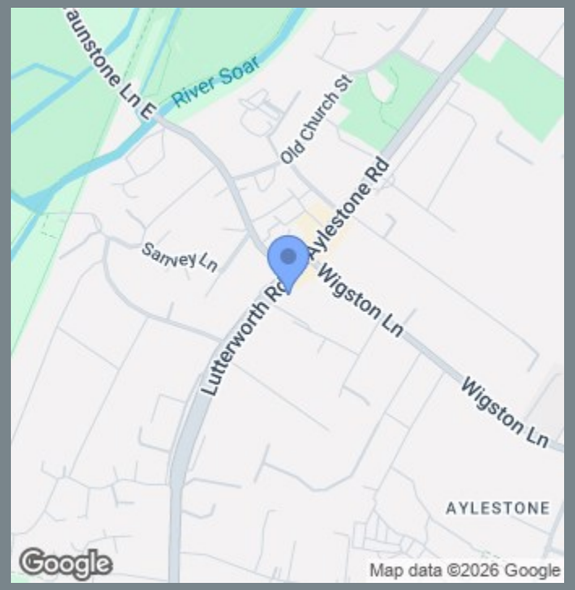
£575,000

OVERVIEW

- Stunning Edwardian Home With Original Features
- Grand Entrance Hallway & Lounge
- Spacious Lounge & Dining Kitchen With Granite Work Tops
- Pantry & Downstairs Cloakroom
- Four Double Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Cottage Style Garden
- Generous Cellar With Utility
- Viewing Is An Absolute Must
- EER - D, Freehold, Tax - D

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 just across the road 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

This impressive Edwardian home is bursting with character & charm, showcasing high ceilings, original features & spacious accommodation throughout, while perfectly blending period elegance with modern family living. A home of real personality, it demands an internal viewing to fully appreciate the size & versatility on offer. The property is entered via a porch leading into a welcoming hallway, setting the tone for the grandeur beyond. The lounge offers a warm & elegant space to relax or entertain, while the dining kitchen forms the heart of the home, providing ample room for family meals, social gatherings & everyday living. A beautiful wood burning stove creates a cosy focal point, adding warmth & character to this sociable space. A walk-in pantry provides excellent storage, complemented further by a downstairs cloakroom. To the side, the stunning sun room is flooded with natural light & offers lovely views over the garden, creating a peaceful additional reception space ideal for relaxing throughout the seasons. One of the standout features of the property is the magnificent dog leg staircase rising to the first floor, adding to the sense of character & scale throughout the home. Upstairs, there are four well-proportioned bedrooms offering flexibility for growing families or guest accommodation. The primary bedroom benefits from its own en suite, while the family bathroom is fitted with a four-piece suite creating a spacious & comfortable environment. The landing also provides a useful office space, ideal for working from home, studying, or a quiet reading area. To the lower ground floor, the substantial cellar is divided into three rooms alongside a utility area, offering fantastic versatility for storage, hobbies, workshops, or future potential. Externally, the cottage-style garden provides a charming outdoor retreat filled with greenery & character, while a driveway adds valuable off-road parking.







