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

Lounge
10'11" x 11'5" (3.33 x 3.50)

Dining Room
11'0" x 15'6" (3.36 x 4.74)

Kitchen
6'5" x 12'10" (1.96 x 3.92)

Downstairs WC
3'3" x 3'3" (1.00 x 1.00)

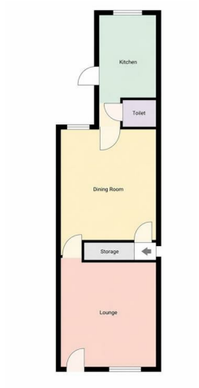
Bedroom One
12'5" x 11'3" (3.81 x 3.45)

Bedroom Two
12'5" x 13'6" (3.80 x 4.12)

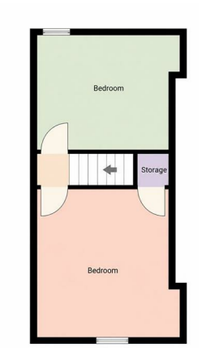
Bathroom
6'5" x 12'11" (1.98 x 3.95)

Bedroom Three
12'4" x 11'4" (3.77 x 3.46)

Bedroom Four
12'5" x 10'7" (3.81 x 3.25)









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.

58 Grace Road, Aylestone, Leicestershire, LE2 8AE

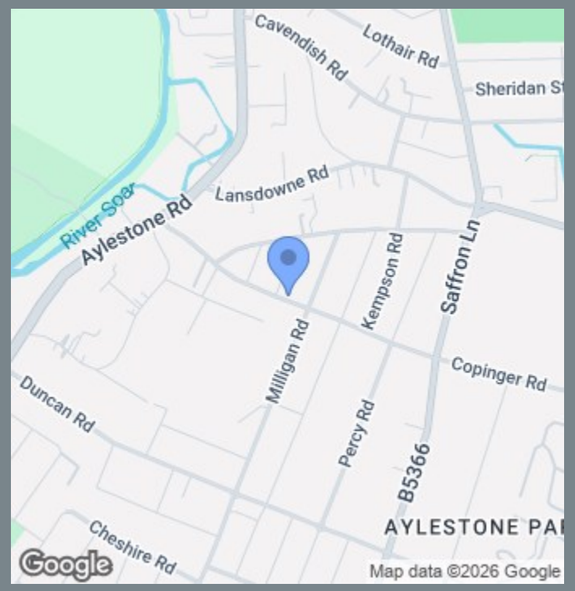
Offers In Excess Of £210,000

OVERVIEW

- Spacious Family Home
- Great Location
- Lounge & Dining Room
- Kitchen & Downstairs Cloakroom
- Four Bedrooms
- Family Bathroom
- Lovely Garden
- Viewing Is A Must
- EER - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Grace Road enjoys a superb location in the ever-popular suburb of Aylestone, an area renowned for its strong sense of community, excellent amenities & abundance of green open spaces. Just a short distance away, Aylestone Meadows, the River Soar & the Grand Union Canal provide miles of picturesque walking & cycling routes, making it easy to enjoy the outdoors all year round. The area is well served by a variety of local shops, supermarkets, cafés, pubs & independent businesses, while nearby Fosse Park & Leicester city centre offer an extensive choice of shopping, dining & entertainment. Families are particularly well catered for with a selection of well-regarded schools, parks, sports facilities & community groups, helping to create a welcoming environment for all ages. Grace Road is also famous for the historic Uptonsteel County Ground, home of Leicestershire County Cricket Club, adding to the area's character & appeal. Excellent transport links include regular bus services, easy access to the A426, A563 ring road, M1 & M69, together with convenient routes into Leicester city centre, making this an ideal location for both commuters & families. Combining everyday convenience, beautiful green surroundings & a vibrant community atmosphere, Grace Road is a fantastic place to call home.











THE INSIDE STORY

This spacious three-storey terraced home occupies a fantastic location and offers generous, flexible accommodation arranged across three floors, making it an excellent choice for growing families, those working from home or anyone looking for a home with character and versatility. The property welcomes you into a beautifully proportioned lounge, where a feature fireplace creates an attractive focal point and a large front-facing window allows plenty of natural light to fill the room, providing the perfect place to relax at the end of the day. Beyond, the separate dining room offers a wonderful space for family meals and entertaining, with a charming log-burning stove adding warmth and character, making it equally inviting during the colder months. The kitchen provides ample storage and workspace for everyday cooking, while a convenient downstairs cloakroom completes the ground floor. The first floor is home to two generous bedrooms, both offering flexible space to suit your needs, whether as comfortable bedrooms, a nursery or a home office. The family bathroom is fitted with a corner bath with shower over, wash hand basin and WC, creating a practical space for busy family life. The second floor adds even more versatility, with two further well-proportioned bedrooms that could easily be used as children's rooms, guest accommodation, a hobby room or dedicated work-from-home space, depending on your lifestyle. Outside, the low-maintenance rear garden provides a lovely place to sit back and enjoy the warmer months, with plenty of room for outdoor seating and a selection of established fruit trees adding both character and seasonal interest. Combining spacious accommodation, character features, a sought-after location and the flexibility of four bedrooms across three floors, this is a wonderful home that offers something for every stage of family life.





