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

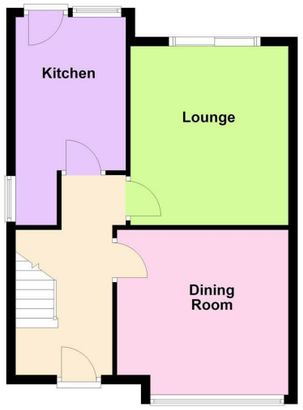
Bedroom One
12'6 x 11'4 (3.81m x 3.45m)

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

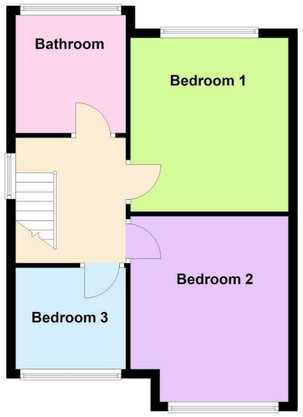
Bedroom Three
6'1 x 7'2 (1.85m x 2.18m)

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

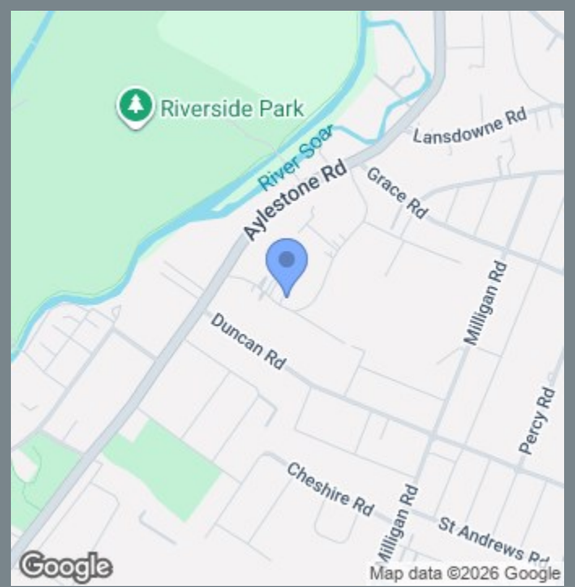
Offers In Excess Of £300,000

OVERVIEW

- Fabulous Family Home
- Highly Desirable Location
- Entrance Hallway With Solid Wood Flooring
- Spacious, Beautifully Finished Lounge
- Dining Room & Charactable Kitchen
- Three Bedrooms & Modern Bathroom
- Front Garden & Extensive Rear Garden
- Parking & Allotment To The Rear
- Viewing Is A Must To Fully Appreicate
- 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

CHARACTER, CHARM & EXCEPTIONAL POTENTIAL IN A SOUGHT-AFTER AYLESTONE LOCATION

An impressive three bedroom period home occupying a desirable position on one of Aylestone's highly regarded roads. Rich in original character & distinctive features, this attractive property offers generous accommodation, established gardens & the added advantage of rear off-road parking & allotment space.

PROPERTY HIGHLIGHTS

Desirable Location – Situated on a highly regarded residential road in the heart of ever-popular Aylestone.

Period Character – A wealth of original features including attractive fireplaces, wooden flooring & traditional quarry tiles.

Two Reception Rooms – A spacious lounge with feature fireplace & patio doors opening onto the rear garden, complemented by an elegant separate dining room with its own fireplace.

Characterful Kitchen – Traditional quarry tiled flooring & excellent potential to create a stylish kitchen tailored to individual tastes.

Three Generous Bedrooms – Well-proportioned accommodation offering flexibility for families, guests or home working.

Family Bathroom – Fitted with a classic white three-piece suite.

Established Gardens – Attractive frontage & a delightful rear garden featuring patio seating areas, lawn & mature planting.

Additional Practical Features – Outside WC, valuable rear off-road parking & allotment space, ideal for gardening enthusiasts.

Exciting Potential – An opportunity to enhance a character-filled property whilst retaining its distinctive period appeal.

A RARE OPPORTUNITY TO ACQUIRE A CHARACTERFUL HOME WITH GENEROUS LIVING SPACE, ATTRACTIVE GARDENS & EXCELLENT POTENTIAL IN A HIGHLY DESIRABLE LOCATION.







