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 Hall

Lounge
11'73 x 12'85 (3.35m x 3.66m)

Dining Room
13'06 x 12'30 (4.11m x 3.66m)

Kitchen
8'73 x 14'56 (2.44m x 4.27m)

Landing

Bedroom One
17'10 x 12'97 (5.44m x 3.66m)

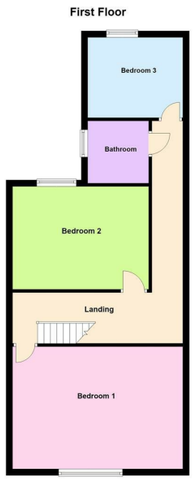
Bedroom Two
13'98 x 10'66 (3.96m x 3.05m)

Bathroom
5'64 x 6'45 (1.52m x 1.83m)

Bedroom Three
8'8 x 8'24 (2.64m x 2.44m)

Loft Room
15'05 x 16'62 max (4.70m x 4.88m max)







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.

12 Milligan Road, Aylestone, LE2 8FA

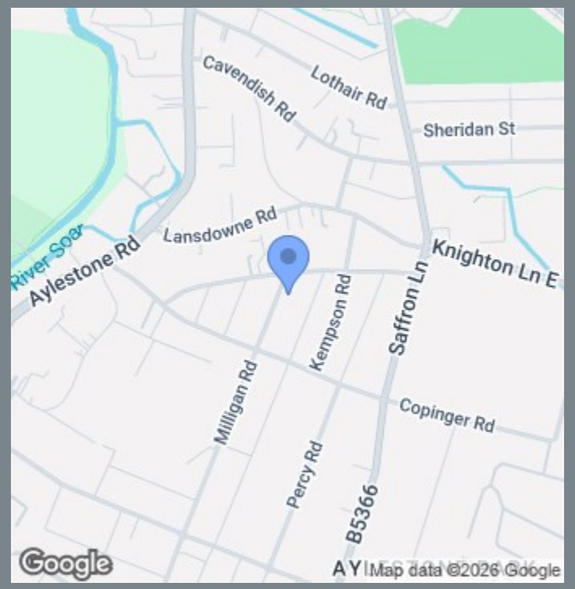
Offers Over £290,000

OVERVIEW

- Stylish Three Bedroom Family Home
- Cosy Lounge
- Light And Airy Dining Room
- Cottage Style Kitchen
- Three Double Bedrooms
- Family Bathroom
- Fabulous Converted Loft Space - Full Of Character And Charm
- Enclosed Rear garden
- Freehold
- EER Rating to Be Confirmed, Council Tax B

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

Prepare to be wowed by this stunning property. Nestled on Milligan Road in the vibrant city of Leicester, this charming terraced home offers a delightful blend of character and modern living. Built in 1895, offering fabulous family living and must be viewed to truly appreciate all it has to offer.
Through the door into the inviting hallway, which sets the scene for the unique style and character of this home with doors to your downstairs living and stairs rising to the first floor.
The lounge is a particular highlight, boasting a cosy log burner that creates a warm and inviting atmosphere during the colder months. There is a separate dining room perfect for family meals and get togethers with friends. The charming cottage-style kitchen features cream shaker-style wall and base units, warm wood-effect worktops, a traditional range-style cooker and built in dishwasher with space for a fridge freezer. with French doors opening out into the rear garden.
To the first floor are three spacious bedrooms, providing ample space for family living or guests. One of the standout features, is the exquisite bathroom, complete with a stunning claw foot bath, offering a touch of luxury for your daily routine.
The converted loft space is a real gem bursting with character and charm, featuring vaulted ceilings, Velux windows which allow natural light to fill the room. Currently enjoyed as a cosy additional lounge and office, this wonderfully versatile space offers the perfect retreat for relaxing, watching films or simply escaping the hustle and bustle of everyday family life.
Step outside to discover a private and secluded rear garden, an ideal sanctuary for outdoor gatherings, gardening, or simply unwinding in the fresh air.
With its blend of period charm and modern conveniences, this terraced house on Milligan Road is a perfect home for young families or first time buyers.







