

13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

FLOOR PLAN

DIMENSIONS

Entrance Porch
2'57 x 10'30 (0.61m x 3.05m)

Entrance Hall

Lounge
15'8 x 10'89 (4.78m x 3.05m)

Open Plan Kitchen Diner
19'04 x 18'6 (max) (5.89m x 5.64m (max))

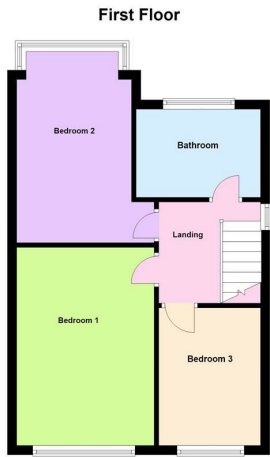
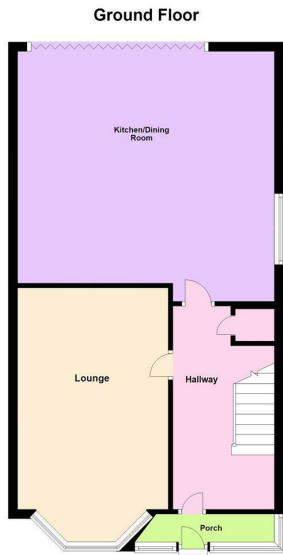
Downstairs WC

Bedroom One
14'8 x 9'94 (4.47m x 2.74m)

Bedroom Two
13'27 x 9'22 (3.96m x 2.74m)

Bedroom Three
9'97 x 7'26 (2.74m x 2.13m)

Family Bathroom
9'45 x 6'44 (2.74m x 1.83m)



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.

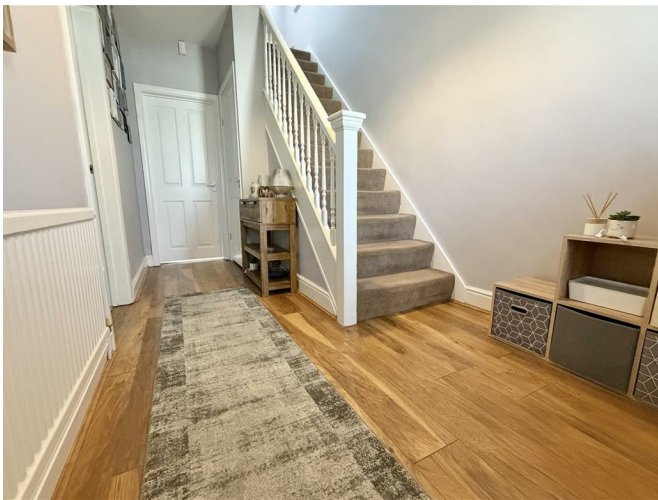
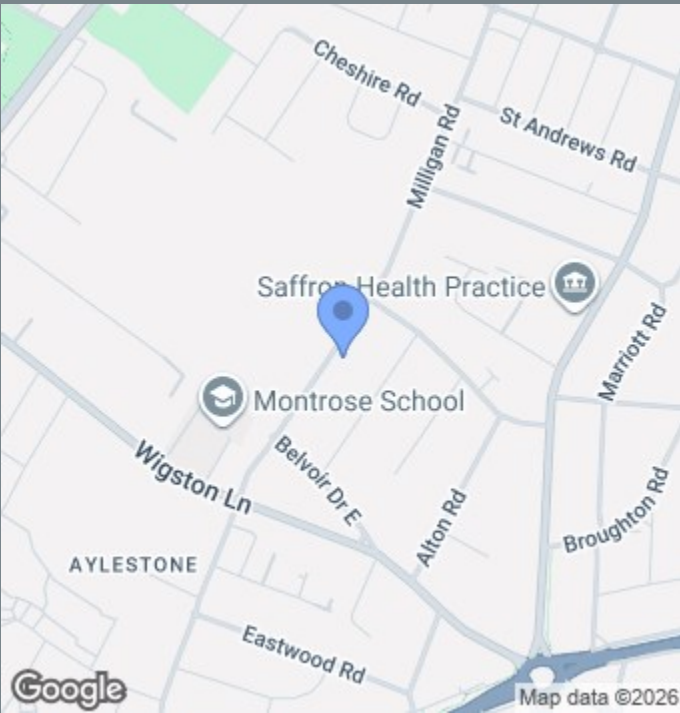
30 Aylestone Drive, Aylestone, LE2 8QD
£325,000

OVERVIEW

- 1930's Semi Detached Family Home
- Three Bedrooms
- Bay Fronted Stylish Lounge
- Open Plan Family Kitchen Diner
- Downstairs WC
- Family Bathroom
- Mature Private Rear Garden
- Driveway Providing Off Road Parking
- Freehold, Council Tax Band , EER Rating C
- Must Be Viewed

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

Welcome to this charming semi-detached house located on Aylestone Drive in the vibrant city of Leicester. Built in the 1930's this delightful property combines classic character with modern conveniences, making it an ideal family home.

As you enter through the porch into the entrance hall there are doors to your downstairs living with stairs rising to the first floor. The lounge has a bay window to the front creating a warm and inviting atmosphere, perfect for relaxation at the end of a long day. The heart of this home is the well-appointed open plan family kitchen with a dining area, featuring integrated appliances a space for a range style oven and hob, which could delight any cooking enthusiast. There is ample space for family meals and entertaining, making it ideal for any busy family's, lifestyle. The oak flooring throughout adds a touch of elegance and warmth with Bi fold doors opening out into the garden bringing the outside in.

A useful addition for any modern family is the downstairs WC.

To the first floor are three bedrooms, two doubles and a good size single. The well-designed stylish bathroom has a four piece suite comprising of a bath, shower cubicle, low level WC and wash hand basin.

Externally to the front is a driveway providing off road parking. The rear garden is a true delight, mainly laid to lawn with a patio area perfect for outside entertaining in the summer months. , this semi-detached house on Aylestone Drive presents a wonderful opportunity to own a piece of Leicester's history while enjoying modern living. With its charming features and practical layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home, a viewing is a must.

