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

FLOOR PLAN

DIMENSIONS

Dining Room 10'11 x 11'11 (3.33m x 3.63m)

Lounge 12'11 x 11'10 (3.94m x 3.61m)

Kitchen 12'11 x 6'01 (3.94m x 1.85m)

Utility Area 2'11 x 6'01 (0.89m x <u>1.85m</u>)

Shower Room 5'05 x 5'08 (1.65m x 1.73m)

Bedroom One 13' x 12' (3.96m x 3.66m)

Bedroom Two 10'11 x 12' (3.33m x 3.66m)

Bathroom 9'01 x 6'03 (2.77m x 1.91m)



Total area; approx, 0.0 sq, metres (0.0 sq, feet





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: Off6 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

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

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 reli 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.

nestegg properties

Hampden Villa 6 Paget Street, Aylestone, Leicestershire, LE2 8SP Offers In Excess Of £200,000

OVERVIEW

- Beautiful Semi Detached Cottage
- Fabulous Location
- Lounge & Dining Room
- Kitchen & Utility
- Downstairs Shower Room
- Two Bedrooms & Bathroom
- Driveway & Lovely Garden
- Viewing Is Advised
- EER Rating D, Freehold
- Council Tax Band A

LOCATION LOCATION....

Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & offering a capitolating gittingse into the past with its rich heritage of picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for beingedu water & pinnice. Aulestone is close to surrounding perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.











THE INSIDE STORY

Hampden Villa is a delightful 1910 cottage that beautifully blends period charm with modern comfort and is located in a beautiful village. From the moment you arrive, you'll be enchanted by the character and warmth this lovingly maintained home exudes. Step through the front door and into the inviting dining room, where a large front-facing window fills the space with natural light – perfect for enjoying cosy meals or hosting friends and family. The lounge offers a tranquil retreat with its charming dual-aspect windows and a stunning feature fireplace, the perfect spot to unwind after a long day. The kitchen is a real heart-of-the-home space, thoughtfully fitted with elegant cream shakerstyle cabinets and contrasting worktops. A ceramic sink drainer with a stylish mixer tap adds a touch of rustic flair, while practical features such as plumbing for a dishwasher and a handy utility area with washing machine connections make daily living effortless. Downstairs, you'll also find a modern shower room, ideal for guests or busy mornings. Upstairs, the home offers two beautifully presented bedrooms and a contemporary bathroom fitted with a white three piece suite creating a calming sanctuary to relax and recharge. Outside, the magic continues with a charming garden that bursts with colour thanks to its well-tended borders. A patio area provides the perfect place for al fresco dining or soaking up the sunshine, while a private driveway offers convenient off-road parking. Whether you're seeking a peaceful retreat or a character-filled home in a friendly community, Hampden Villa is a rare gem not to be missed.



