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 13'07 x 6'02 (4.14m x 1.88m)

Lounge 13'11 x 9'11 (4.24m x 3.02m)

Dining Kitchen 11'11 x 16'09 (3.63m x 5.11m)

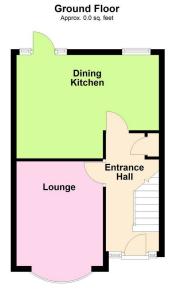
Landing 9'08 x 6'02 (2.95m x 1.88m)

Bedroom One 14' x 9'11 (4.27m x 3.02m)

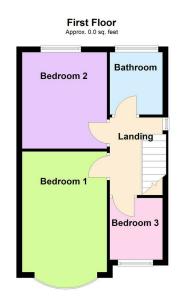
Bedroom Two 12' x 9'11 (3.66m x 3.02m)

Bedroom Three 7'07 x 6'02 (2.31m x 1.88m)

Family Bathroom 6'01 x 6'01 (1.85m x 1.85m)



Total area: approx. 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 INR

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.

DEFER PROCEDURE It was applicable to a mortage on this proposity, and of our available mortages computants will content you to qualify the offer an behalf of our wordow.

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 the productions a solony.

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 release the first property particulars are a guide and must be property on The fixtures, fittings, appliances may not be included and must be property within the terms of the sale Internal photographs are for general viewing and may differ slightly from the current

32 Bretby Road, Aylestone, LE2 8QH

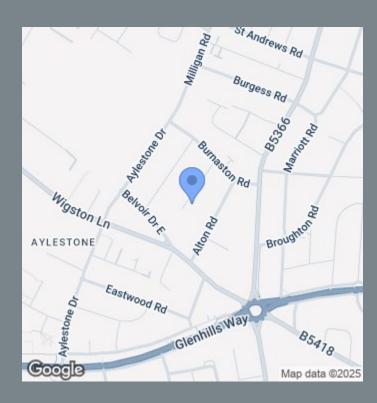
Offers In Excess Of £250,000

OVERVIEW

- Beautifully Refurbished Family Home
- · Popular Location
- · No Onward Chain
- Entrance Hall & Lounge
- · Modern Dining Kitchen
- Three Bedrooms
- · Family Bathroom
- · Driveway & Good Sized Garden
- · Viewing Essential
- EER D, Freehold, Tax Band B

LOCATION LOCATION....

Nestled in the heart of Aylestone, Bretby Road offers a charming blend of suburban tranquillity and everyday convenience, making it an ideal setting for families and professionals alike. This peaceful residential street boasts excellent transport links, with easy access to Leicester city centre via nearby Saffron Lane, and convenient routes to the M1 and M69 for commuters. Public transport is readily available, with regular bus services and scenic cycling and walking paths like the Great Central Way just moments away. A wealth of local amenities can be found nearby, from independent shops and takeaways to larger supermarkets, while the popular Fosse Park retail destination is just a short drive for more extensive shopping. The area is also well-regarded for its educational offerings, with several good primary and secondary schools within close proximity, and both Leicester College and the University of Leicester easily accessible. Green spaces abound, with Aylestone Meadows nature reserve, Aylestone Hall Gardens, and picturesque canal-side walks providing the perfect backdrop for weekend strolls and family outings. Bretby Road is a location that truly offers the best of both worlds — a friendly, community-oriented environment with everything you need close at hand, all wrapped up in a leafy, well-connected part of the city.











THE INSIDE STORY

This beautifully refurbished bay-fronted family home is a true gem, offering style, comfort, and practicality in equal measure — and with no onward chain, it's ready to welcome its next owners without delay. From the moment you step inside, the attention to detail and quality finish is evident. The inviting entrance hall, with its elegant wood-effect flooring, sets the tone and flows seamlessly into the heart of the home — a stunning open-plan dining kitchen. Thoughtfully designed with contemporary living in mind, the kitchen boasts an attractive range of contrasting wall and base units, a sleek sink drainer with modern mixer tap, and integrated oven, hob and extractor, all complemented by ample space for a family dining table and chairs. A door opens directly onto the rear garden, creating the perfect indoor-outdoor lifestyle. The separate lounge is a warm and welcoming space, flooded with natural light from the bay window overlooking the front aspect, ideal for relaxing and entertaining alike. Upstairs, a well-proportioned landing leads to three beautifully finished bedrooms, each offering a calm and stylish retreat, and a luxurious, contemporary family bathroom with a clean, modern finish. Outside, the property continues to impress, with a driveway to the front providing off-road parking, and a generous rear garden featuring a paved patio and lawn — perfect for summer barbecues, children's play, or simply unwinding in the sunshine. Blending classic character with a modern touch, this turnkey home is not to be missed.







