

FLOOR PLAN

DIMENSIONS

Lounge Diner

25'08 x 12' (7.82m x 3.66m)

Kitchen

10'05 x 8'07 (3.18m x 2.62m)

Landing

Bedroom One

14'01 x 12'01 (4.29m x 3.68m)

Bedroom Two

11'01 x 9'01 (3.38m x 2.77m)

Bathroom

10'11 x 5'06 (3.33m x 1.68m)

Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)

Kitchen

Lounge/Diner

Total area: approx. 73.9 sq. metres (795.7 sq. feet)

First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)

Bathroom

Bedroom 2

Bedroom 1

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?
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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 Hughenden Drive, Aylestone, Leicestershire, LE2 7PW
£190,000

OVERVIEW

- Perfect First Time Or Investment Buy
- Fabulous Location
- Spacious Lounge Diner
- Newly Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Courtyard Style Garden
- Viewing Recommended
- EER Rating - tbc, Freehold
- Council Tax Band - A

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 exquisite terraced home, a true gem nestled in one of the most sought-after locations, just a stone's throw away from the bustling city life. As you step inside, you're greeted by a spacious and inviting lounge diner, thoughtfully designed to create an ambiance of warmth and sophistication. The lounge area has a feature fireplace, which not only serves as a focal point but also adds a touch of timeless elegance to the space. The heart of this home is undoubtedly the newly fitted kitchen, a culinary haven that boasts modern amenities and sleek finishes. It's a space that inspires creativity and efficiency, perfect for both the aspiring chef and the casual cook. As you make your way upstairs, the landing leads you to two sumptuous double bedrooms, each graced with inbuilt wardrobes that offer a harmonious blend of style and functionality. The bedrooms are filled with natural light, creating a serene and peaceful retreat after a long day. The bathroom is a testament to the home's attention to detail, with its well-appointed fixtures and finishes that provide a luxurious sanctuary for relaxation. Stepping outside, the enclosed courtyard-style garden offers a tranquil escape from the outside world. It's a private oasis where you can unwind, entertain guests, or simply enjoy the beauty of nature. The garden also features a practical shed, providing additional storage space for all your outdoor needs.

