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 Hall 13'02 x 6' (4.01m x 1.83m)

Lounge 13;02 x 12'07 (3.96m;0.61m x 3.84m)

Family Living Kitchen 10'03 x 18'10 (3.12m x 5.74m)

Conservatory 7'11 x 7'09 (2.41m x 2.36m)

Utility 15'04 x 6' (4.67m x 1.83m)

Landing

Bedroom One 11'05 x 10'04 (3.48m x 3.15m)

Bedroom Two 10' x 11'03 (3.05m x 3.43m)

Bedroom Three 8'03 x 8'04 (2.51m x 2.54m)

Family Bathroom 5'06 x 7'05 (1.68m x 2.26m)



Total area: approx. 100.4 sq. metres (1080.5 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 order that there will

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 rei 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

5 Cheriton Road, Aylestone, Leicestershire, LE2 8DE £245,000

OVERVIEW

- Beautiful Family Home
- Fabulous Plot
- Entrance Hall & Lounge
- Family Living Kitchen
- Conservatory & Utility
- Three Bedrooms & Family Bathroom
- Driveway & Front, Rear & Side Garden
- Viewing Essential
- 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 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 beautiful family home, nestled in a sought after location and sat on a wonderful plot. Upon entering through the welcoming entrance hall, you'll be immediately struck by the sense of space and elegance that defines this home. The spacious lounge provides a cosy retreat, featuring large windows that flood the room with natural light. The heart of the home lies within the family living kitchen, where modern design meets practical living. This versatile space seamlessly combines the kitchen, dining, and family areas, making it ideal for both everyday living and entertaining. With ample storage, and stylish finishes, the kitchen is sure to inspire culinary creativity, while the adjoining conservatory offers a tranquil spot to relax with views over the garden. For added convenience, a separate utility room provides laundry facilities and extra storage space, ensuring a clutter-free living environment. The sleeping accommodation comprises three generously proportioned bedrooms, each offering a peaceful sanctuary for rest and relaxation. The bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, the property boasts beautiful gardens to the front, rear and side offering ample space for outdoor enjoyment and al fresco dining. A driveway provides parking for multiple vehicles, ensuring convenience for residents and guests alike. With its charming kerb appeal, spacious interiors and picturesque surroundings, this family home offers the perfect combination of comfort and elegance.



