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

Lounge Diner 16'03 x 9'1 (4.95m x 2.77m)

Kitchen 6'08 x 8' (2.03m x 2.44m)

Conservatory 7'03 x 9' (2.21m x 2.74m)

Bedroom One 12' x 10' (3.66m x 3.05m)

Bedroom Two 9'11 x 8' (3.02m x 2.44m)

Shower Room 5'10 x 8' (1.78m x 2.44m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



ndicated in these sales details excluded from the sale

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless oth VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR Telephone: OI16 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrang FREE PROPERTY VALUATIONS Looking to sell? Need a valuation who will be pleased to arrang Excellent area coverage local offices all working together to sell your property. Giving one of the mo

Carries on one 2511 500 for the davice. 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 ve MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-ope

be no delay in agreeing a sate. 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, the on The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for gene on The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for gene

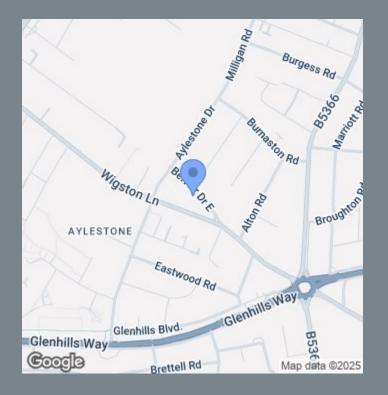
201 Belvoir Drive East, Aylestone, LE2 8QF Offers Over £220,000

#### **OVERVIEW**

- Lovely Detached Bungalow
- Sought After Location
- No Onward Chain
- Lounge Diner
- Kitchen & Conservatory
- Two Bedrooms
- Shower Room
- Driveway & Garden
- EER Rating D, Freehold
- Council Tax Band -B

## 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 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

This delightful detached bungalow, situated in a highly sought-after location, is offered with no onward chain, making it an excellent opportunity for buyers seeking a stress-free move. The property welcomes you with a bright and spacious entrance hall, leading to a wellproportioned lounge diner, perfect for relaxing or entertaining. Patio doors open into a lovely conservatory, providing additional living space with views over the garden. The well-equipped kitchen offers ample storage and workspace, making meal preparation a breeze. The bungalow features two comfortable bedrooms, ideal for a variety of needs, whether as sleeping quarters, a home office, or a hobby room. A modern shower room completes the interior, offering both style and convenience. Outside, the property benefits from a private driveway, ensuring off-road parking, and a lowmaintenance garden, perfect for those looking to enjoy outdoor space without the upkeep. With its fantastic location and no onward chain, this bungalow is a rare find and ready for its next owners to move in and make *it their own.* 



