

## FLOOR PLAN

### DIMENSIONS

**Hallway**  
20'03 x 7'10 (6.17m x 2.39m)

**Lounge**  
14' 10'06 (4.27m x 3.20m)

**Dining Kitchen**  
18'07 x 9'10 (5.66m x 3.00m)

**Utility & WC**  
10' x 7'05 (3.05m x 2.26m)

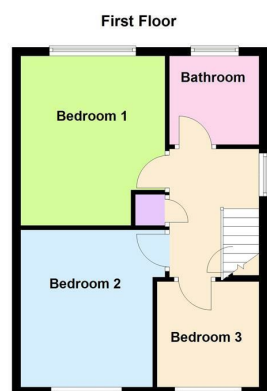
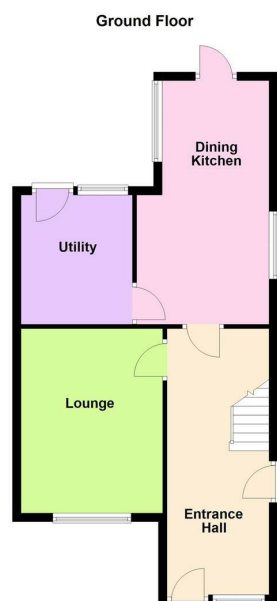
**Landing**

**Bedroom One**  
12'10 x 11' (3.91m x 3.35m)

**Bedroom Two**  
11'08 x 10'03 (3.56m x 3.12m )

**Bedroom Three**  
7'07 x 7'07 (2.31m x 2.31m)

**Bathroom**  
6'11 x 6'09 (2.11m x 2.06m)



**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?  
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.  
**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.

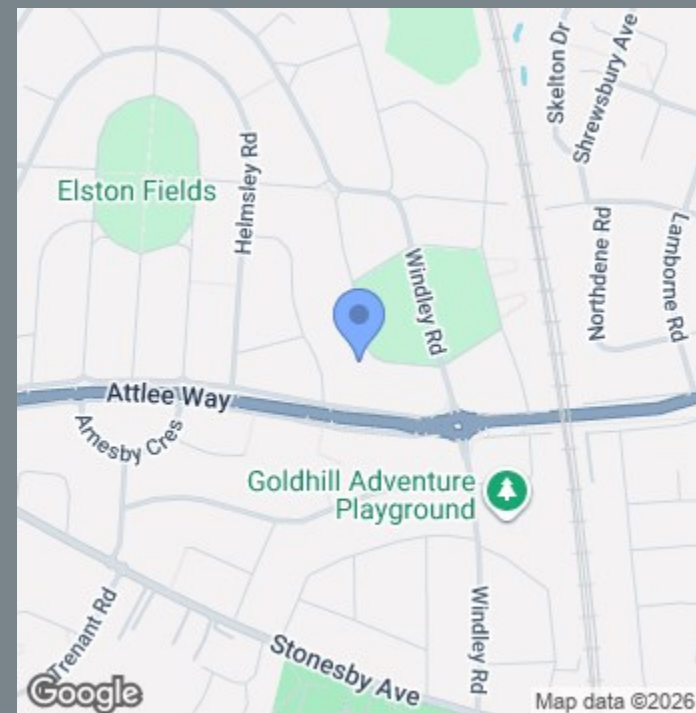
19 Meadow Gardens, Aylestone Park, Leicester, LE2 6QN  
**Offers In Excess Of £260,000**

# OVERVIEW

- Truly Stunning Family Home
- Lovely Location With Views Over Green
- Entrance Hallway & Cosy Lounge
- Modern Dining Kitchen
- Utility With Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Landscaped Wrap Around Garden
- Generous Driveway
- Viewing Is A Must
- EER - tbc, Freehold, Tax Band - A

# LOCATION LOCATION....

Aylestone Park is a vibrant and diverse residential area located in the city of Leicester. Known for its friendly community atmosphere, Aylestone Park offers a blend of urban convenience and suburban tranquillity. Aylestone Park is home to several primary and secondary schools, catering to the educational needs of local families. The area's schools are known for their commitment to academic excellence and community involvement, contributing to the area's family-friendly reputation. The area's accessibility is one of its key strengths. Aylestone Park is well-served by public transportation, with regular bus services connecting it to the city centre and other parts of Leicester. For those who prefer to drive, the area offers good road links to the M1 and M69 motorways, facilitating easy travel to other parts of the country. The eponymous Aylestone Park itself is a significant local attraction, offering sports facilities, a children's play area, and open spaces for walking, jogging, and picnics.



# THE INSIDE STORY

This stunning home is beautifully presented throughout and perfectly positioned in a great location, enjoying open views over a green to the front which create a wonderful sense of space and outlook. A welcoming entrance hallway sets the tone as you step inside, leading through to the inviting lounge where a front-facing window frames the green views and a feature fireplace provides a cosy focal point—ideal for relaxing evenings or quiet weekends at home. The heart of the property is the newly fitted dining kitchen, finished to an exceptional standard with stylish grey shaker-style units, solid wood work tops and a striking black Rangemaster inset sink drainer. Integrated appliances include a fridge freezer, dishwasher and double oven, ensuring both style and practicality. The dining area offers plenty of room for a table and chairs, making it perfect for family meals or entertaining, with a door opening directly into the garden for easy indoor—outdoor living. A separate utility room continues the quality finish with black shaker-style units and wood work tops, providing space and plumbing for a washing machine and tumble dryer, along with the added convenience of a WC. Upstairs, the landing leads to three beautifully finished bedrooms, each offering a calm and comfortable retreat, whether used as sleeping spaces, a home office or guest room. The family bathroom is fitted with a crisp white three-piece suite, comprising a low-level WC, wash hand basin and a bath with shower over—perfect for both quick mornings and relaxing soaks. Outside, the property benefits from a driveway to the front providing ample off-road parking. The landscaped rear garden is a real highlight, offering an undercover seating area ideal for year-round enjoyment, a patio for alfresco dining, a well-kept lawn and an additional patio area to the side—creating a versatile outdoor space to relax, entertain and enjoy. This is a truly impressive home offering style, comfort & a fantastic outlook.

