13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 16'11 x 12'05 (5.16m x 3.78m)

Dining Kitchen 8'11 x 15'08 (2.72m x 4.78m)

Conservatory 7'05 x 9'01 (2.26m x 2.77m)

Landing

Bedroom One

Bedroom Two 7'11 x 8'08 (2.41m x 2.64m)

Bedroom Three 11'04 x 6'09 (3.45m x 2.06m)

Shower Room 7'06 x 5'06 (2.29m x 1.68m)







IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

IEWING Via our office at 13 Leicester Road, Wigston, Leicester, LEIS 1NR

Johnhone Olifo 2011 300 - Fmail wigston Properties on the who will be pleased to arrange an appointment to view Or wisit our website at www.pestega-properties.

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 homo

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 be no delay in agreeing a gold.

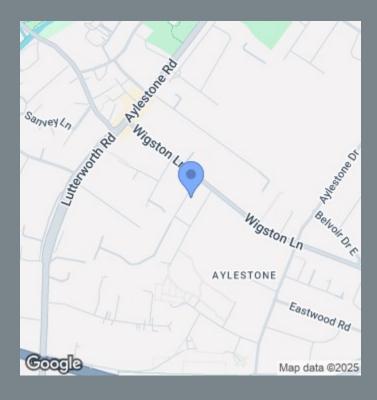
be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be r

OVERVIEW

- · Lovely Family Home
- Fabulous Location
- · No Onward Chain
- · Lounge & Dining Kitchen
- Conservatory
- · Three Bedrooms & Shower Room
- · Driveway & Garden
- · Detached Garage
- · Council Tax Band B
- Freehold, EER C

LOCATION LOCATION....

Paget Street in Aylestone is perfectly placed for convenient & family-friendly living, combining a welcoming community feel with excellent local amenities. Families are well served by nearby schools including Montrose & Granby Primary & Sir Jonathan North & Lancaster Academy for older students. The area benefits from Aylestone Meadows, Leicester's largest nature reserve, offering riverside walks, wildlife & open green space right on the doorstep. Everyday shopping is easy with local stores, cafés & takeaways within walking distance, while Fosse Park provides a wider retail & dining experience just a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, good access to the ring road, & nearby motorway connections via the M1 & M69 making commuting simple. With its blend of strong schools, plentiful green space, handy shops & a warm, established community, Paget Street offers the best of both convenience & lifestyle.











THE INSIDE STORY

Nestled in the heart of a sought-after village, this deceptively spacious family home offers a rare opportunity, available with no onward chain. From the welcoming entrance hall, stairs rise to the first floor while a door opens into the generously sized lounge — a fabulous light-filled room with dual aspect windows and a feature fireplace. This versatile space easily lends itself to cosy family evenings, lively gatherings with friends, or even a quiet reading corner. The heart of the home lies in the stylish dining kitchen, fitted with classic wood shaker-style units and contrasting work surfaces. With plenty of room for a dining table, it's perfect for family meals, homework time, or informal entertaining. From here, the conservatory extends the living space and offers a wonderful place to relax with a morning coffee, enjoy views of the garden, or use as a playroom or hobby space. Upstairs, the landing leads to three well-proportioned bedrooms, each with scope to suit your needs – whether as restful retreats, children's bedrooms, a home office, or even a guest room. A modern shower room completes the first floor, combining practicality with comfort. Outside, the property continues to impress with a driveway and front garden, plus a detached garage offering storage, or workshop potential. The private well established rear garden is a peaceful haven, ideal for outdoor dining in summer, or creating a tranquil escape with planting and seating areas. Blending spacious interiors with flexibility and a wonderful village setting, this home is perfect for modern family life and for buyers seeking a property with character, convenience, and room to grow.







