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

# nestegg properties

## FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

**Lounge** 15'10 x 10'09 (4.83m x 3.28m)

**Kitchen** 7' x 8'08 (2.13m x 2.64m)

**Bathroom** 10'02 x 4'10 (3.10m x 1.47m)

**Separate WC** 3'02 x 4'01 (0.97m x 1.24m)

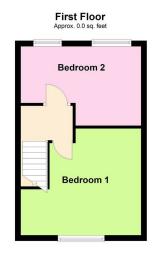
Landing

**Bedroom One** 12'02 x 13'08 (3.71m x 4.17m)

**Bedroom Two** 8'11 x 13'08 (2.72m x 4.17m)



Total area: approx. 0.0 sq. feet





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.

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 we have a clearly in greeing a release.

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 relieved. 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

23 Richmond Close, Aylestone, LE2 8AY

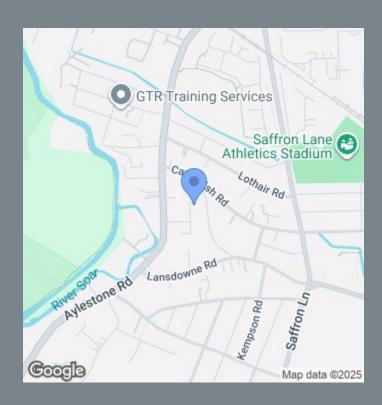
Offers In Excess Of £180,000

#### **OVERVIEW**

- · Beautiful Family Home
- · Cul De Sac Location
- · Chain Free
- · Entrance Hall & Lounge
- Modern Kitchen
- · Downstairs Bathroom
- Two Bedrooms
- · Front & Rear Garden
- · Viewing Essential
- · EER D, Freehold, Tax Band A

## LOCATION LOCATION....

Richmond Close in Aylestone is a peaceful and well-established cul-de-sac that offers a wonderful blend of convenience, community and green surroundings. Families are well placed for schooling, with popular options nearby including Montrose Primary, Marriott Primary and Sir Jonathan North College. One of the area's biggest highlights is its close proximity to Aylestone Meadows, Leicester's largest nature reserve, perfect for riverside walks, cycling, picnics and enjoying wildlife right on the doorstep. Everyday amenities are easy to reach, with local shops, cafés, takeaways and services along Aylestone Road, while Fosse Park provides an even wider choice of retail and dining just a short drive away. Transport links are excellent, with frequent bus routes into Leicester city centre, quick access to the ring road, M1 and M69, and nearby train stations offering wider travel options. With its friendly community feel, lovely green spaces and strong local facilities, Richmond Close is an ideal location for comfortable and well-connected living.











## THE INSIDE STORY

This charming bay-fronted townhouse sits in a peaceful cul-de-sac and is offered with no onward chain, making it a wonderful opportunity for someone to move straight in and make it their own. A welcoming entrance hall leads into the cosy lounge, where the beautiful bay window fills the room with natural light and the feature fireplace creates a warm, inviting focal point — perfect for relaxing evenings or entertaining guests. The newly fitted kitchen is a true highlight, styled with elegant shaker-style units and equipped with an eye-level oven, plumbing for a washing machine and space for an under-counter fridge and freezer, making it both practical and full of character. The downstairs bathroom adds a touch of luxury, featuring a gorgeous freestanding bath for long, indulgent soaks, along with a wash hand basin and a separate WC for convenience. Upstairs, the landing leads to two generous double bedrooms previously configured as three bedrooms, offering the option to reintroduce a third if desired, depending on your lifestyle needs. Outside, the front garden offers lovely kerb appeal, while the rear garden provides a delightful space to unwind, with a patio perfect for alfresco dining and a lawn ideal for gardening, play or simply enjoying sunny afternoons. This is a home with charm, warmth and versatility, ready to be loved once again.







