



## Aylestone Lane, Wigston

Offers in the Region of £345,000

EXTENDED BAY-FRONTED FAMILY HOME on Aylestone Lane, Wigston. BEAUTIFULLY UPGRADED with MODERN appliances, THREE bedrooms, parking for FOUR vehicles, and a WELL MAINTAINED rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Porch

Providing access to:

## Entrance Hall

With oak flooring, stairs to the first-floor landing and a radiator.

## Living Room

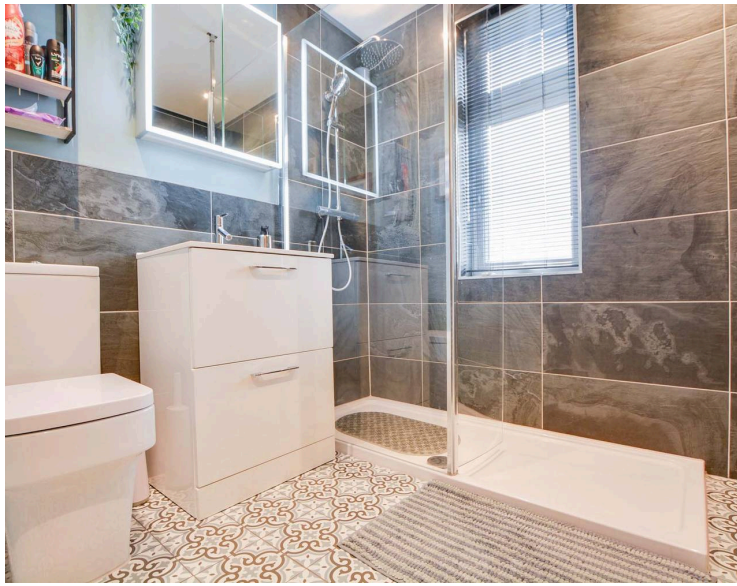
17' 0" x 12' 4" (5.18m x 3.76m)

With a double-glazed bay window to the front elevation, oak flooring, coving to the ceiling, chimney breast with wood burning stove with hearth, TV point, spotlights and a radiator.

## Extended Open Plan Dining Area/Sitting Room

18' 4" x 10' 2" (5.60m x 3.11m)

With a double-glazed skylight windows, double-glazed French doors to the rear elevation spotlights, oak flooring, TV point and a radiator.



### **Kitchen Area**

18' 10" x 7' 2" (5.73m x 2.19m)

With a double-glazed skylight window to the rear elevation, double-glazed French doors to the rear elevation, spotlights, oak flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, dishwasher, space for a free-standing gas hob and triple oven, extraction hood, fridge and a freezer.

### **Downstairs WC**

With a double-glazed window to the side elevation, WC, wash hand basin, tiled flooring, wall cladding and dado rail.

### **First Floor Landing**

With a double-glazed window to the side elevation and loft inspection hatch.

### **Bedroom One**

13' 1" x 11' 0" (4.00m x 3.35m)

With a double-glazed bay window to the front elevation, chimney breast, ceiling spotlights, TV point and a radiator.

### **Bedroom Two**

13' 1" x 9' 10" (3.98m x 2.99m)

With a double-glazed window to the rear elevation, built-in wardrobes, ceiling spotlight, TV point and a radiator.

### **Bedroom Three**

7' 9" x 6' 8" (2.35m x 2.03m)

With a double-glazed window to the front elevation, ceiling spotlights and a radiator.

### **Shower Room**

7' 2" x 6' 8" (2.19m x 2.04m)

With a double-glazed window to the rear elevation, double shower cubicle with shower over, WC, wash hand basin with storage, tiled splash backs, ceiling spotlights and a heated towel rail.

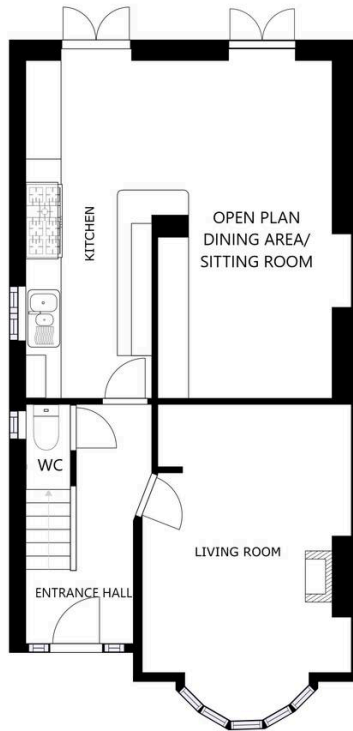
### **Rear Garden**

A beautifully maintained rear garden.

### **Driveway**

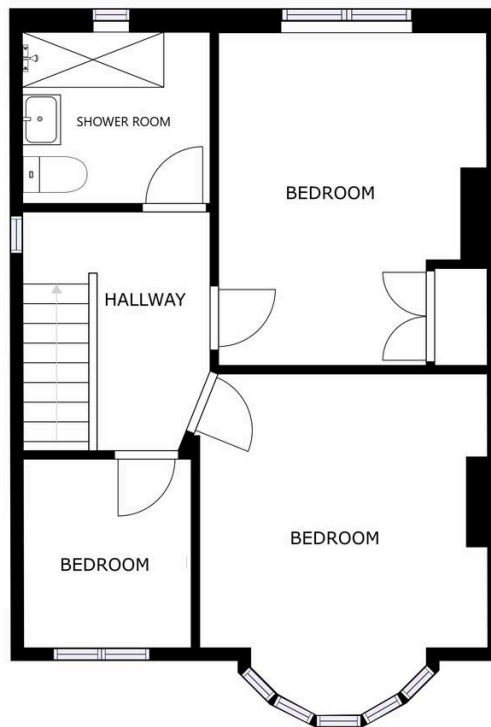
A driveway for in excess of 4 vehicles.





GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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