



Wigston Lane, Aylestone

£325,000

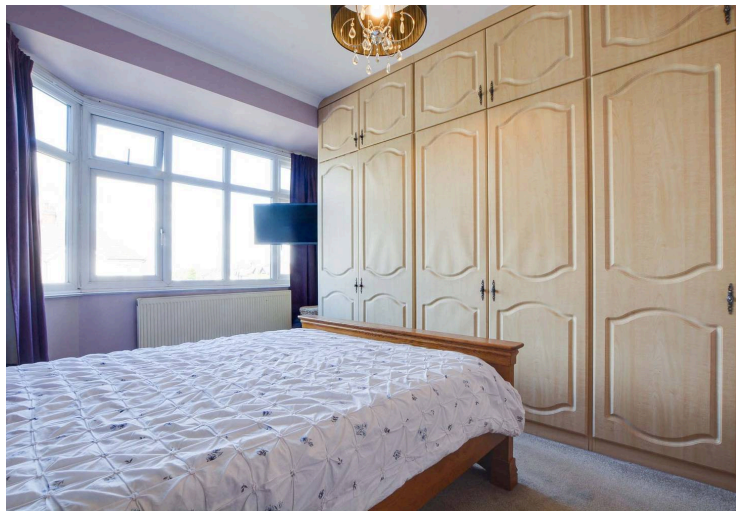
An EXTENDED three-bedroom semi-detached home with a SPACIOUS lounge diner, fitted kitchen, AMPLE OFF-ROAD PARKING and a delightful rear garden. Situated in a popular residential location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With double glazed door to the front elevation, wooden floor, stairs to first floor, radiator.

Extended Through Lounge Diner

30' 10" x 10' 4" (9.40m x 3.16m)

Measurement into bay window. A spacious through lounge diner with double glazed bay window to the front elevation, double glazed French doors to the rear elevation, chimney breast with a wood burning stove, surround and hearth, ceiling coving, further living flame gas fire with marble surround and hearth, two radiators.

Extended Fitted Kitchen

14' 3" x 6' 7" (4.34m x 2.01m)

With double glazed window to the rear elevation, ceramic tiled floor, part tiled walls, a range of wall and base units with solid granite work surface over, stainless steel sink and drainer, gas cooker point, plumbing for washing machine, integrated dishwasher, integrated fridge, integrated freezer, double glazed door to the rear garden.



First Floor Landing

With double glazed window to the side elevation, loft access.

Bedroom One

13' 1" x 8' 6" (3.99m x 2.58m)

With double glazed bay window to the front elevation, built-in wardrobes, ceiling coving, TV point, radiator.

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.18m)

With double glazed window to the rear elevation, ceiling coving, radiator.

Bedroom Three

7' 4" x 6' 6" (2.23m x 1.98m)

With double glazed window to the front elevation, radiator.

Bathroom

6' 6" x 7' 4" (1.98m x 2.23m)

With double glazed window to the rear elevation, bath with mixer shower tap, low-level WC, wash hand basin, storage cupboard, tiled walls, tiled floor, chrome ladder towel rail/radiator.

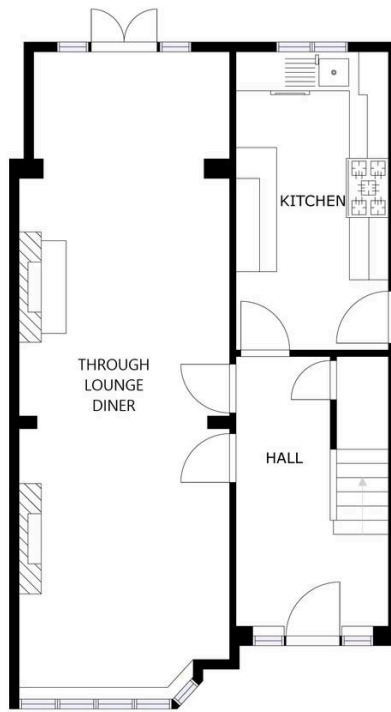
Rear Garden

With paved patio seating area, steps up to the lawn, shrubs, shed, fencing to perimeter.

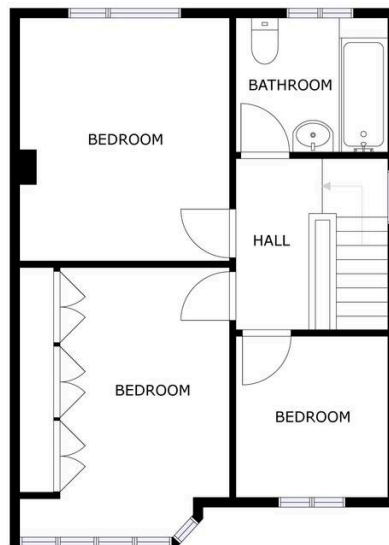
Driveway

4 vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1



FLOOR 2



We'll keep you moving...



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