

FLOOR PLAN

DIMENSIONS

Entrance Hall

Dining Kitchen
11'9 x 10'10 (3.58m x 3.30m)

Lounge Diner
14'2 x 18'2 (4.32m x 5.54m)

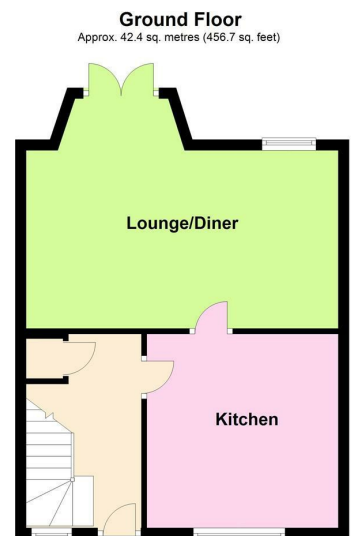
Landing

Bedroom One
14'2 x 11' (4.32m x 3.35m)

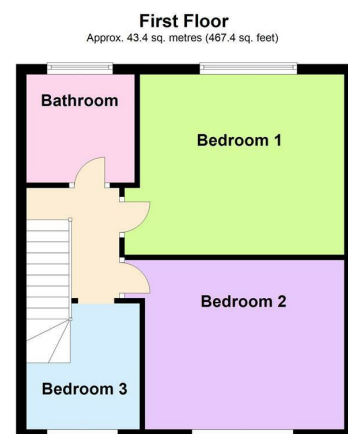
Bedroom Two
11' x 11' (3.35m x 3.35m)

Bedroom Three
8'11 x 6'6 (2.72m x 1.98m)

Bathroom
7'6 x 6'7 (2.29m x 2.01m)



Total area: approx. 85.9 sq. metres (924.1 sq. feet)



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.

168 Aylestone Lane, Wigston, LE18 1BD
Offers Over £220,000

OVERVIEW

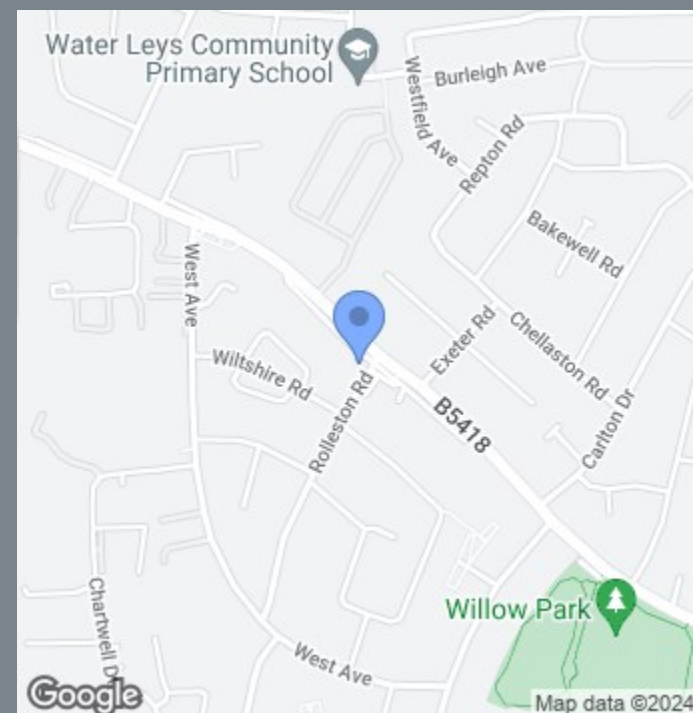
- Lovely Family Home
- Sought After Location
- Entrance Hall
- Newly Fitted Dining Kitchen
- Spacious Lounge Diner
- Three Bedrooms & Bathroom
- Driveway & Enclosed Rear Garden
- Viewing Advised
- EER Rating - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Wigston lies three and a half miles South of Leicester and is a thriving village with many retailers, local business, public houses and restaurants.

There are numerous primary schools, two secondary schools and South Leicestershire College providing further education on a number of subjects.

South Wigston railway provides a regular service to Leicester City and there is also an excellent bus service in the local area. The motorway links of M1/M69 are with in easy access and there are several doctors and dental surgeries.



THE INSIDE STORY

Set in a sought-after location, this charming townhouse beckons with its blend of style, comfort, and practicality. Stepping through the entrance hall, you are immediately struck by the sense of space and light that permeates this inviting home, creating a welcoming ambiance that embraces you from the start.

The newly fitted dining kitchen stands as a focal point, offering a contemporary space where culinary delights can be crafted with ease and meals with family and friends are shared. The lounge diner, with its seamless flow to the garden through a convenient door, provides a versatile area for dining, entertaining, or simply unwinding in the comfort of your own home.

Ascending to the upper level, three well-appointed bedrooms await, each offering a peaceful haven for rest and relaxation. The bathroom, adorned with modern amenities, promises a luxurious retreat where you can unwind and rejuvenate after a long day. Outside, the property boasts a driveway, ensuring parking convenience and adding to the practicality of daily living. The enclosed rear garden, a tranquil sanctuary, invites you to step outside and enjoy the fresh air, whether you're savouring a morning coffee or hosting a summer barbecue for family and friends. The outhouses provide storage solutions.

