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 Diner** 25'5 x 9'75 (7.75m x 2.74m)

**Kitchen** 11'10 x 8'40 (3.61m x 2.44m)

**Conservatory** 11'8 x 8'5 (3.56m x 2.57m)

**Utility Room** 7'6 x 6'4 (2.29m x 1.93m)

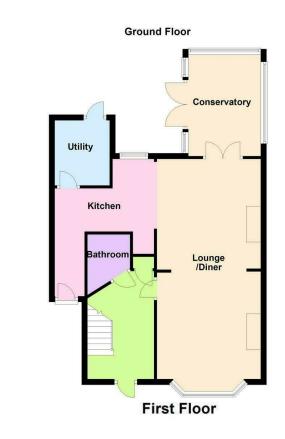
**Downstairs Bathroom** 5'5 x 5'7 (1.65m x 1.70m)

**Bathroom One** 12'0 x 10'9 (3.66m x 3.28m)

**Bedroom Two** 12'6 x 9'8 (3.81m x 2.95m)

**Bedroom Three** 8'5 x 9'4 (2.57m x 2.84m)

Family Bathroom 13'1 x 5'8 (3.99m x 1.73m)







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 15 Leteester Roda, Wigston, Leteester, LEIS INK
Telephone: 0.116 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?

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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

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These details do not constitute part of an offer or contract.

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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.

271 Wigston Lane, Aylestone, LE2 8DL

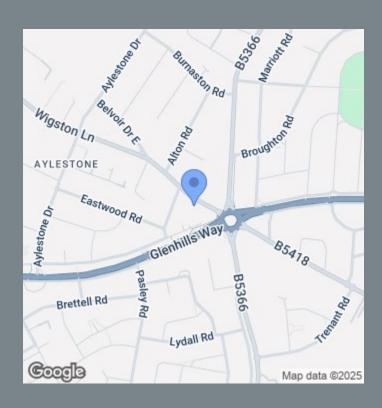
Offers Over £260,000

#### **OVERVIEW**

- Three Spacious Bedrooms
- · Large Rear Garden
- · Ample Driveway
- · Family Lounge & Dining Area
- · Perfect For Families
- · Viewings Highly Advised
- · Popular Schools Near By
- Freehold Property
- · Council Tax Band C
- · EPC Rating D

# LOCATION LOCATION....

Wigston Lane in Aylestone is a well-established residential area on the southern edge of Leicester. It offers a mix of traditional and modern homes, ideal for families and professionals. The area benefits from local amenities, shops, and Aylestone Leisure Centre, with Aylestone Meadows nearby for scenic walks and outdoor activities. Transport links are excellent, with easy access to Leicester city centre, the M1, and regular bus services. Schools and parks add to the family-friendly appeal, making Wigston Lane a desirable and convenient place to live.











# THE INSIDE STORY

This charming property on Wigston Lane, Aylestone, offers spacious and versatile living, perfect for families. Upon entering, you are greeted by a welcoming entrance hall that provides access to all ground floor rooms, including a convenient downstairs shower room and under-the-stairs storage. The ground floor features a comfortable front lounge, a dining room for family gatherings, leading to a bright and airy conservatory that overlooks the garden and a well-equipped kitchen with ample storage. Adjoining the kitchen is a practical utility area.

Upstairs, the home boasts three generously sized bedrooms, offering plenty of space for relaxation and storage. The large family bathroom on this level is perfect for busy households, featuring all the amenities needed for modern living.

The rear garden is a great size, featuring a slabbed patio for outdoor dining and a well-maintained lawn, ideal for children to play or for hosting summer barbecues. The front of the property provides off-road parking for multiple cars, ensuring convenience for homeowners and guests alike.

With its spacious layout and desirable location, this property offers an excellent opportunity for those looking to make a home in Aylestone.







