

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)



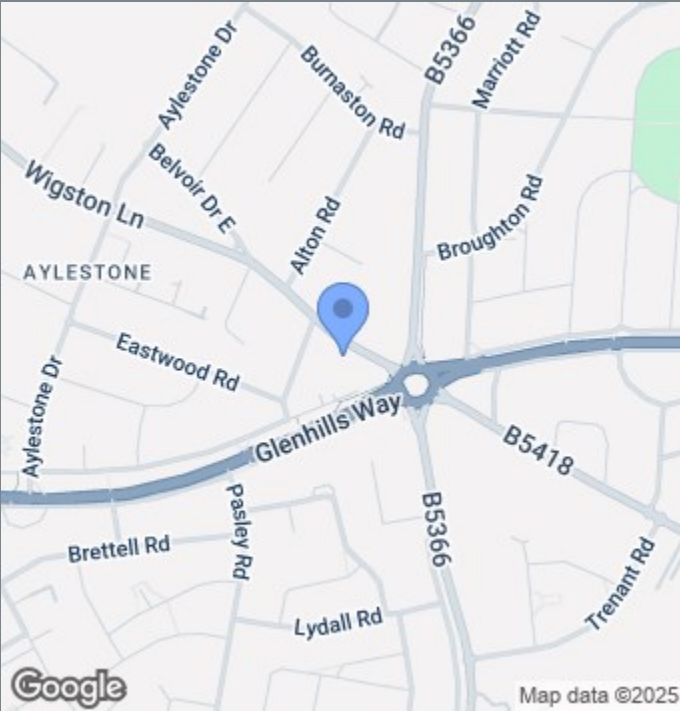
271 Wigston Lane, Aylestone, LE2 8DL
Offers Over £260,000

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.

