

FLOOR PLAN

DIMENSIONS

Entrance Hall
 12'05 x 6' (3.78m x 1.83m)

Living Room
 25' x 11'11 (7.62m x 3.63m)

Dining Kitchen
 23'04 x 17'04 (7.11m x 5.28m)

Conservatory
 11'08 x 23'06 (3.56m x 7.16m)

Home Office/Bedroom Four
 9'08 x 14'05 (2.95m x 4.39m)

Downstairs Cloakroom
 5'08 x 2'1 (1.73m x 0.64m)

Landing

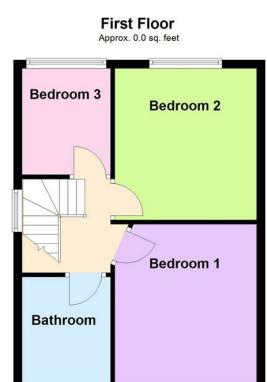
Bedroom One
 12'04 x 11'09 (3.76m x 3.58m)

Bedroom Two
 11' x 11'01 (3.35m x 3.38m)

Bedroom Three
 8'01 x 7'01 (2.46m x 2.16m)

Family Bathroom
 7'11 x 5'11 (2.41m x 1.80m)

Garage
 16'04 x 19'05 (4.98m x 5.92m)



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.

169 Aylestone Lane, Wigston, LE18 1BE

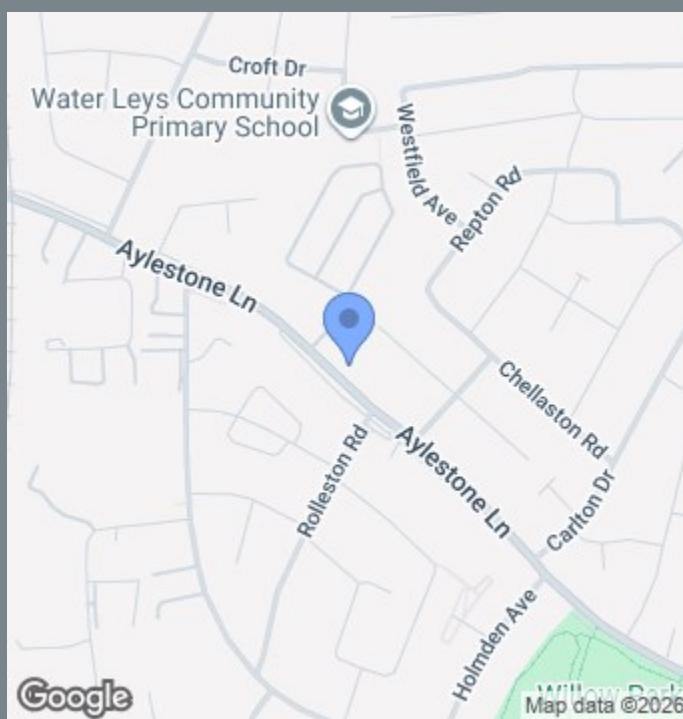
£320,000

OVERVIEW

- Extended Family Home On Generous Plot
- No Onward Chain & Great Location
- Entrance Hall & Living Room
- Dining Kitchen & Conservatory
- Home Office/Bedroom
- Downstairs Cloakroom & Double Garage
- Three Bedrooms & Bathroom
- Driveway & Lovely Garden
- Viewing Essential
- EER - C Freehold, Tax Band - C

LOCATION LOCATION....

Aylestone Lane in Wigston, Leicestershire, is a well-connected residential area that blends suburban comfort with convenient access to local amenities. Situated near the heart of Wigston, it offers a mix of traditional and modern housing, appealing to families, professionals, and retirees alike. The area benefits from nearby schools, parks, and shopping facilities, including the popular Wigston town centre and local retail parks. Excellent transport links, including easy access to Leicester city centre and nearby road networks like the A5199 and M1, make Aylestone Lane a practical choice for commuters. With a community-oriented atmosphere and a balance of green spaces and urban convenience, it's a sought-after location.



THE INSIDE STORY

This wonderful and generously extended family home offers a rare combination of character, space, and versatility, perfectly positioned in a highly sought-after location. From the moment you step through the welcoming entrance hall, you'll be struck by the sense of warmth and potential this property holds. The living room, complete with a charming bay window, is ideal for cosy evenings or entertaining guests. Flowing from here, the home opens up into a thoughtfully extended, wrap-around dining kitchen—a sociable and spacious heart of the home—offering ample room for cooking, dining, and family time. The adjoining conservatory brings in an abundance of natural light and provides a tranquil spot to relax while enjoying views over the garden. A flexible additional room on the ground floor currently serves as a home office but could easily function as a fourth bedroom, playroom, or snug, complemented by a convenient downstairs cloakroom. Upstairs, the generous landing leads to three bedrooms and a family bathroom, all presented with a sense of comfort and practicality. Externally, the home continues to deliver with a driveway offering ample off-road parking, a rare and highly desirable double garage, and a large, mature rear garden that's perfect for families, gardeners, or those who love to entertain outdoors. With its combination of space, potential, and prime setting close to excellent schools, transport links, and local amenities, this is a home that can truly evolve with your needs—offering a lifestyle as appealing as the property itself.

