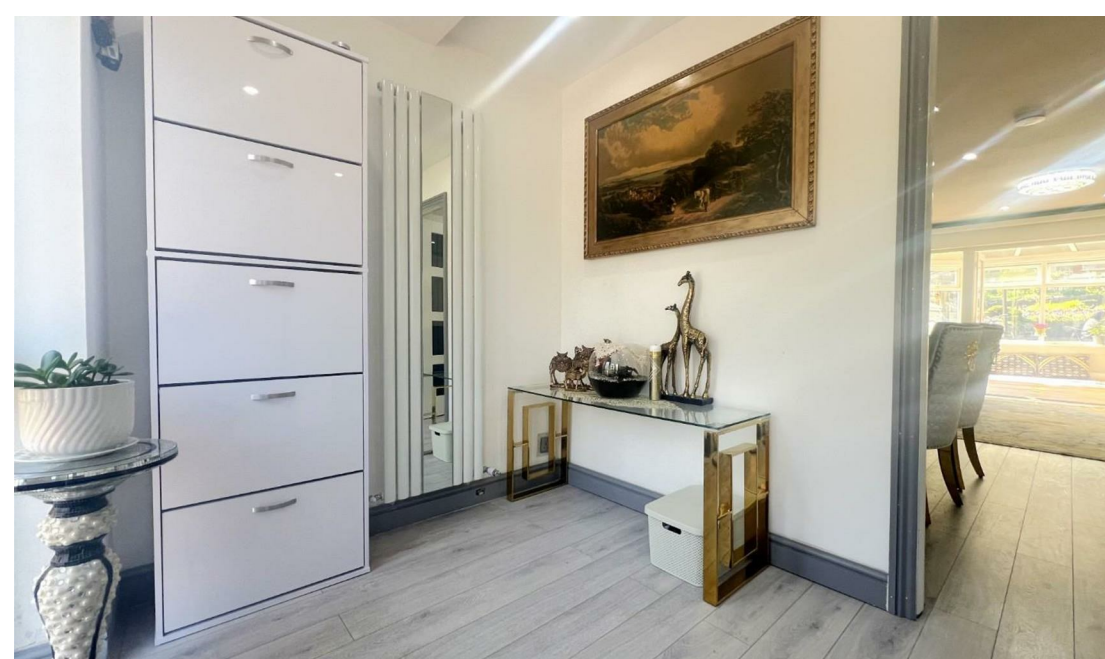




Wigston Lane, Aylestone, Leicester, LE2

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- FOUR BEDROOM DETACHED HOME
- LARGE ENTERTAINING OPEN PLAN LIVING
- AMPLE PARKING
- DOWNSTAIRS W/C
- LARGE GARDEN WITH SUMMERHOUSE
- CONSERVATORY
- IDEAL LOCATION
- MUST SEE PROPERTY

GUIDE PRICE £325,000 - £350,000

SellMyHome are excited to market this beautifully presented FOUR-BEDROOM DETACHED home on Wigston Lane, located in the sought-after Aylestone area of Leicester.

This spacious property offers flexible living across two floors, featuring a bright and airy open-plan living and dining area – ideal for both entertaining and everyday family life. The home includes four generously sized bedrooms and a modern, recently re-fitted shower room.

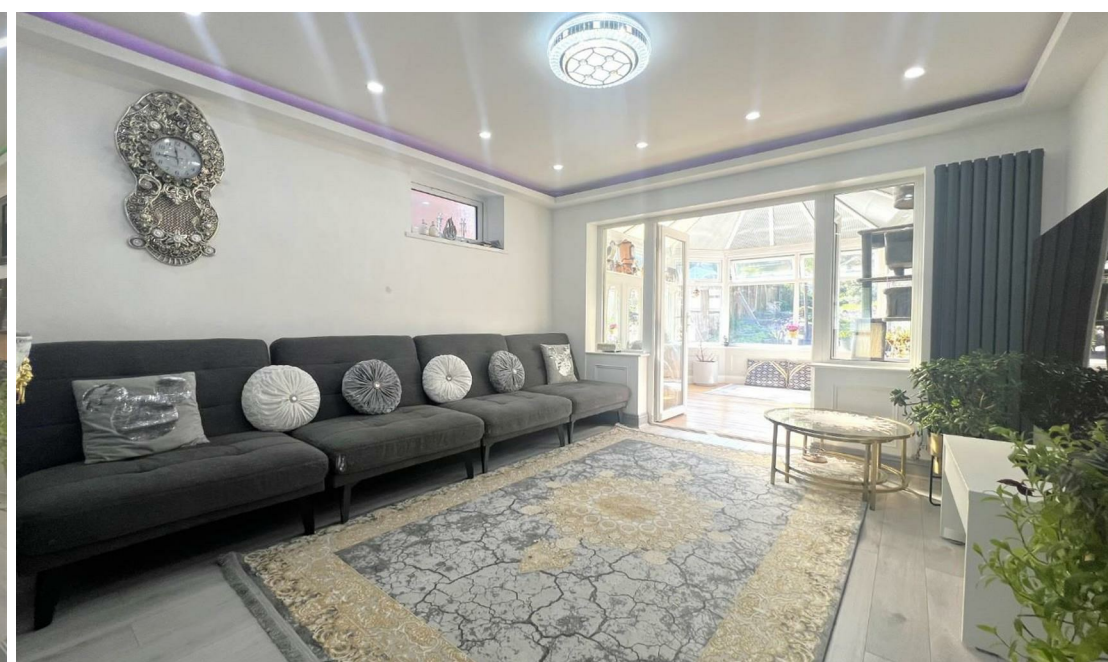
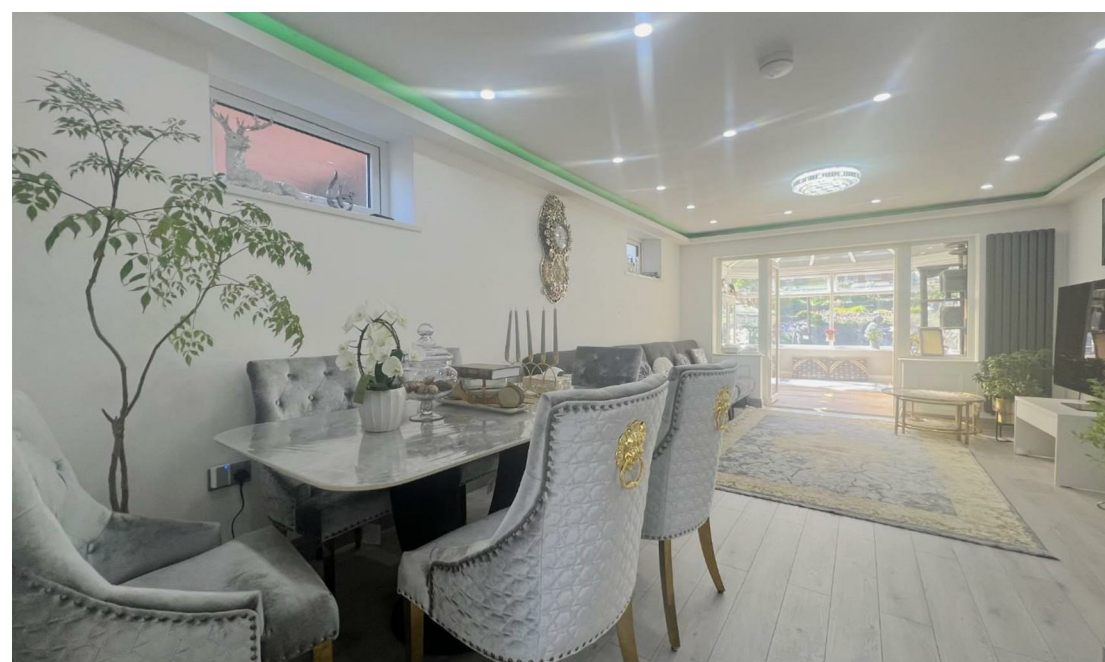
Recent upgrades provide added peace of mind, including a new central heating boiler, radiators, rewired electrics, and updated windows and doors.

Outside, the property boasts off-street parking for up to three vehicles and a generous terraced rear garden – perfect for family time, outdoor dining, or relaxing in the summer house, which comes complete with power and lighting.

Set in a popular residential location with great local amenities and transport links, this is a fantastic opportunity to secure a stylish and comfortable family home.

Tenure: Freehold
Council Tax Band: D

Guide Price: £325,000







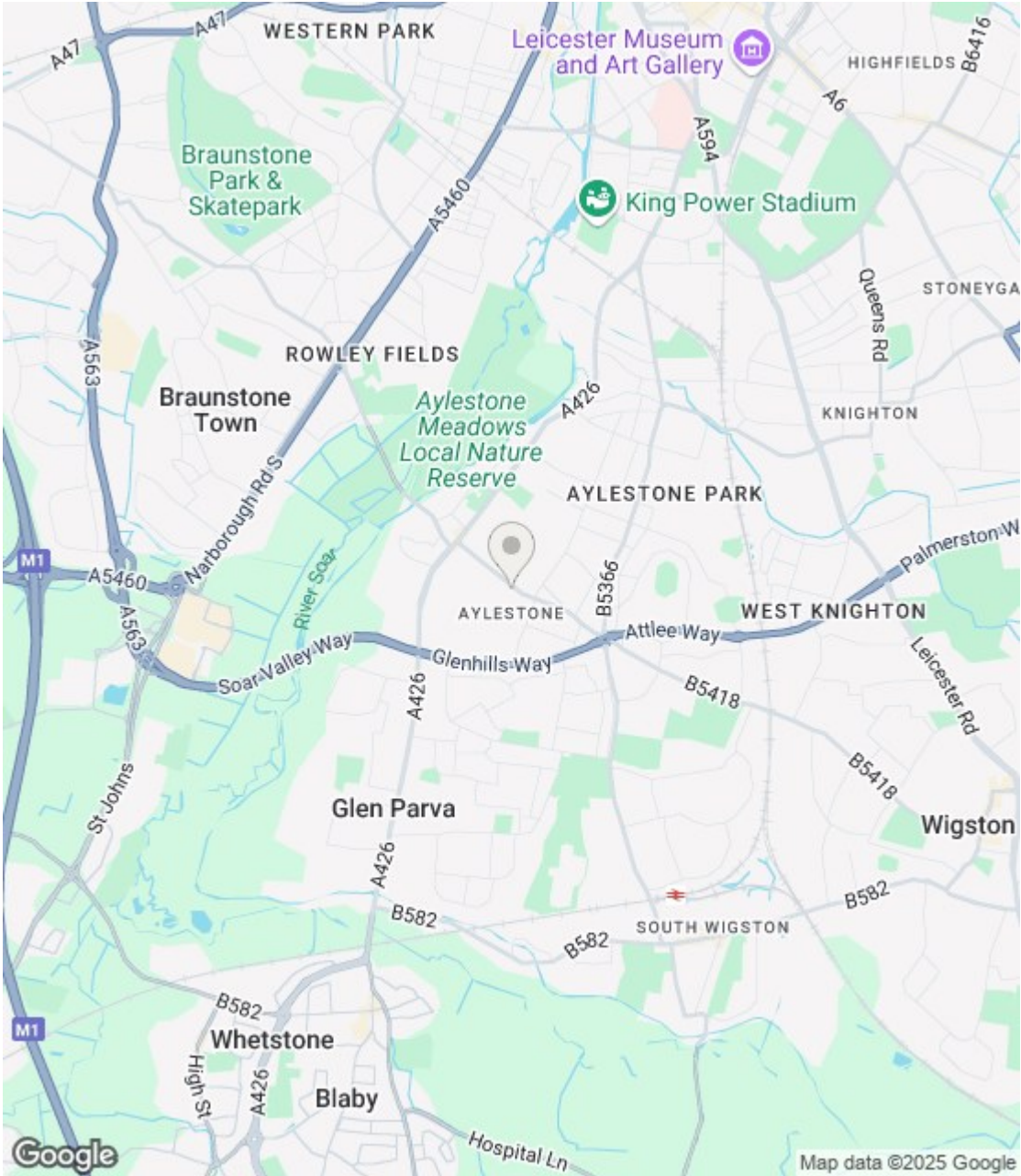
Energy Efficiency Rating

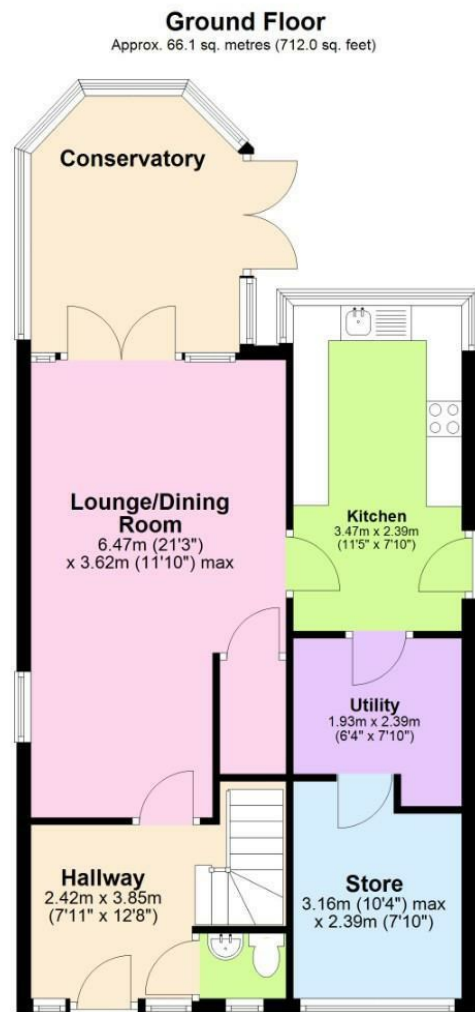
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme





Total area: approx. 109.4 sq. metres (1177.5 sq. feet)

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