



Connells

Wigston Lane
Aylestone Leicester



Property Description

Situated in the sought after area of Aylestone in LE2, Wigston Lane is conveniently positioned for easy access to the M1, Fosse Park Shopping Centre, Leicester City Centre, Leicester Royal Infirmary and all the local amenities that Aylestone village has to offer!

Entering into a hallway you'll find two bedrooms on both sides, lounge/dining room with an access to conservatory, a kitchen with utility room having a guest toilet and plenty of cupboards, further bedroom and family bathroom.

The outside space is what gives this property something a little extra, offering a stunning back garden with a lawn and patio. The front of the property there is a spacious driveway.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Hallway

Lounge/Dining Room

28' 7" x 13' 5" (8.71m x 4.09m)

Having a carpet floor, radiators, ornamental fire place & patio door to conservatory

Conservatory

13' 3" x 13' 3" (4.04m x 4.04m)

Bright room with tiled floor, windows and patio door to the rear garden

Kitchen/Breakfast Room

12' 8" x 11' 8" (3.86m x 3.56m)

Having a range of wall and base units, sink unit with window over, tiled flooring & built in appliance

Utility Room

Fitted with a range of wall and base cupboards, sink unit, an access to the w/c & rear garden

Bedroom 1

15' 4" x 19' 2" (4.67m x 5.84m)

With radiators & bay window to the front

Bedroom 2

13' 4" x 18' 9" (4.06m x 5.71m)

With radiator, carpet & bay window to the front

Bedroom 3

11' 8" x 9' 10" (3.56m x 3.00m)

With radiator, carpet & window to the rear

Bathroom

Modern bathroom fitted with a bath with shower over, a wash hand basin, toilet & a window

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: Awaited

view this property online connells.co.uk/Property/LTR322808

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322808 - 0008