



Connells

Wigston Lane
Aylestone Leicester



Property Description

Located in a well-connected yet peaceful suburb. Aylestone is a sought-after area due to its balance between city access and suburban tranquillity. It offers easy access to Leicester city centre, just a few miles away, making it ideal for those who work in the city but prefer a quieter living environment.

In terms of amenities, Aylestone provides a range of local shops, cafes, and pubs. Wigston Lane is also well-served by public transport, with regular bus routes connecting to the city and surrounding areas. Schools, medical facilities, and leisure centres are within close proximity, making it a convenient location for families.

Additionally, the nearby motorway networks, including the M1 and M69, offer easy connections to other cities like Nottingham, Birmingham, and Coventry. For those commuting by train, Leicester Railway Station is easily accessible, offering fast services to London and other major cities.

This blend of city access, local amenities, and green spaces makes it highly desirable for both professionals and families looking for a quieter neighbourhood.

Ground Floor

Hallway

6' 11" x 8' 2" (2.11m x 2.49m)

Lounge/Diner

20' 5" x 12' 3" (6.22m x 3.73m)

Spacious room with walk in storage, an access to the kitchen and patio door to the conservatory

Kitchen

14' 5" x 7' 9" (4.39m x 2.36m)

Fully fitted modern kitchen, with good-sized window to the rear aspect

Utility Room

6' 5" x 6' 9" (1.96m x 2.06m)

Conservatory

12' x 11' 10" (3.66m x 3.61m)

Cloakroom

2' 9" x 3' 6" (0.84m x 1.07m)

First Floor

Bedroom 1

8' 10" x 10' 8" (2.69m x 3.25m)

With window to the front

Bedroom 2

7' 11" x 10' 3" (2.41m x 3.12m)

With window to the rear

Bedroom 3

9' 3" x 10' 10" (2.82m x 3.30m)

With window to the front

Bedroom 4

9' 6" x 8' 10" (2.90m x 2.69m)

With window to the rear

Bathroom

6' 4" x 4' 7" (1.93m x 1.40m)

With walk in shower unit, wash hand basin and toilet









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

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EPC Rating: C

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Tenure: Freehold



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