



Connells

Aylestone Lane
Wigston



Property Description

This beautifully extended and meticulously renovated four-bedroom semi-detached home in the heart of Wigston offers exceptional space, style, and convenience. Finished to an outstanding standard throughout, the property seamlessly blends classic charm with modern living, featuring high-end finishes, thoughtful design, and an abundance of natural light.

Step into a bright and welcoming entrance hall, courtesy of a recently added porch that floods the space with natural light. The bay-fronted living and dining areas exude character with two feature fireplaces, while the orangery to the rear creates a stylish and serene space for entertaining or relaxing.

At the heart of the home lies the impressive kitchen, complete with an island, double oven, plinth lighting, bi-fold doors, and a striking full-length feature window-bringing the outdoors in and creating the perfect family and entertaining hub.

Upstairs offers three well-appointed bedrooms, including two generous doubles with fitted wardrobes. The contemporary family bathroom boasts a luxurious four-piece suite, featuring a stunning double-ended bath.

Bedroom four is located on the ground floor and offers fantastic versatility-perfect as a home office, games room, or an additional bedroom for guests, with the added convenience of its own WC.

Externally, the property continues to impress with a beautifully landscaped, private rear garden comprising a large patio area and a well-maintained lawn.

Entrance Porch

UPVC Windows to Front & Side, Composite Front Door

Living Room

13' 11" x 9' 11" (4.24m x 3.02m)

UPVC Bay Window to Front, Feature Fireplace and Open Fire, TV Point, Phone Point, Radiator

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m)

Feature Fireplace, Radiator

Orangery

10' 1" x 7' 5" (3.07m x 2.26m)

Electric Radiator, UPVC Windows to Rear, Velux Skylight, Sliding Door to Garden

Kitchen/Breakfast Room

14' max x 13' 10" max (4.27m max x 4.22m max)

Wall & Base Units, Work Surface, Island with 1 & 1/2 Sink, Two Ovens, Induction Hob, Dishwasher & Washing Machine Space, Plinth Lights, Floor to Ceiling Window to Rear, Bi-Fold Doors to Rear, Radiator

Landing

Loft Access, UPVC Window to Side

Bedroom One

12' 5" x 12' 5" (3.78m x 3.78m)

Fitted Wardrobes, UPVC Window to Front,
Radiator

Bedroom Two

12' 2" x 12' 5" (3.71m x 3.78m)

Fitted Wardrobes, UPVC Window to Rear,
Radiator

Bedroom Three

8' 4" x 6' 2" (2.54m x 1.88m)

UPVC Window to Front, Radiator

Bedroom Four/Study

9' 6" x 6' 9" (2.90m x 2.06m)

UPVC Window to Front, Radiator, Loft
Access, Access to WC

Guest W.C.

Low Level WC, Wash Hand Basin, Radiator

Family Bathroom

UPVC to Side & Rear, Heated Towel Rail,
Low Level WC, Shower Enclosure with
Rainforest Shower, Free Standing Double
Ended Bath, Wash Hand Basin & Vanity, LED
Mirror









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 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/OBY311784



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: OBY311784 - 0006