



Wigston Lane, Aylestone, Leicester, LE2 8TJ

- FOUR BEDROOM DETACHED HOME
- FITTED KITCHEN AND UTILITY
- CONSERVATORY
- DRIVEWAY
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- SPACIOUS LOUNGE-DINING ROOM
- STUDY-STORE ROOM
- GENEROUS TERRACED GARDEN WITH SUMMERHOUSE
- MODERN SHOWER ROOM
- DOWNSTAIRS WC

£375,000



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DESCRIPTION

Welcome to this charming detached house located on Wigston Lane within the Aylestone area of Leicester. This property boasts a spacious layout with a spacious open plan living-dining room, perfect for entertaining guests or relaxing with family. With four bedrooms and a modern re-fitted shower room, there is ample space for everyone in the household.

One of the standout features of this property is the parking provision for up to three vehicles, ensuring convenience for you and your family. The recent upgrades including new radiators, central heating boiler, windows, and doors, as well as rewired electrics, offer modern comfort and peace of mind for years to come.

The generous rear garden is terraced and provides several areas to relax and enjoy as a family and benefits from a summer house with power and lighting.

Situated in a popular location, this detached home presents a wonderful opportunity for those looking for a comfortable and well appointed home that offers flexible living space over two floors.

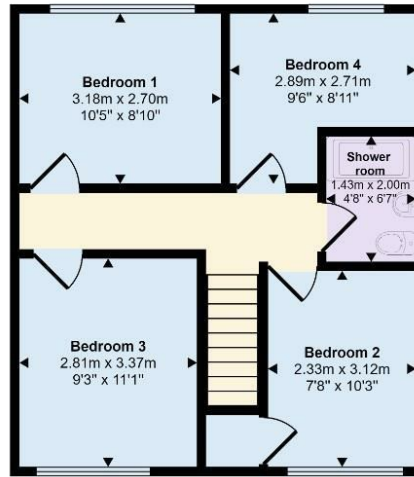
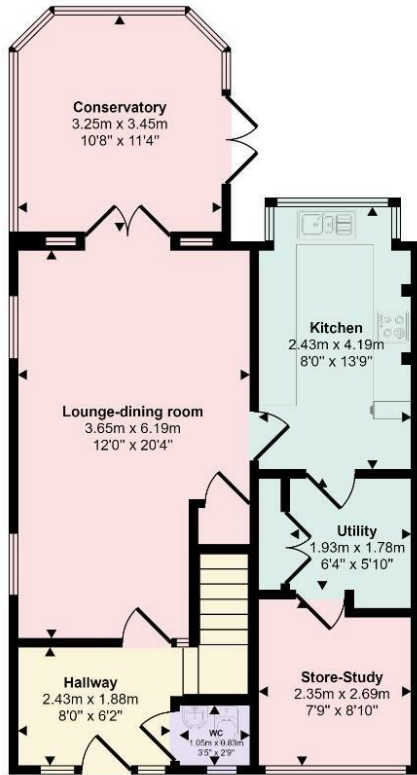
Don't miss the chance to make this home your own and enjoy the benefits of a detached house in this lovely neighbourhood.

To find out more contact your local Hunters estate agents Wigston to arrange your viewing.





Approx Gross Internal Area
110 sq m / 1182 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		69	
(69-80) C			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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