

FLOOR PLAN

DIMENSIONS

Entrance Porch

8'4 x 4'5 (2.54m x 1.35m)

Lounge

14'11 x 11'6 (4.55m x 3.51m)

Dining Room

12'4 x 11'6 (3.76m x 3.51m)

Kitchen

8'2 x 6'7 (2.49m x 2.01m)

Study

8'0 x 8'0 (2.44m x 2.44m)

Downstairs WC

2'5 x 7'8 (0.74m x 2.34m)

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

Bedroom Two

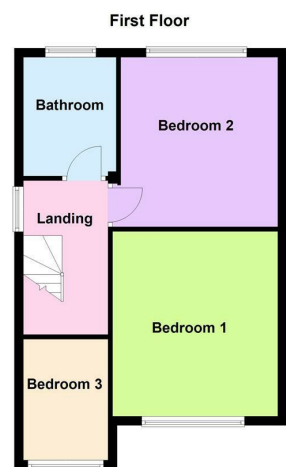
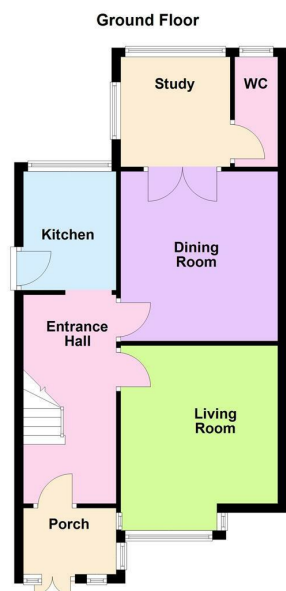
12'5 x 8'0 (3.78m x 2.44m)

Bedroom Three

8'9 x 6'0 (2.67m x 1.83m)

Family Bathroom

7'7 x 8'2 (2.31m x 2.49m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

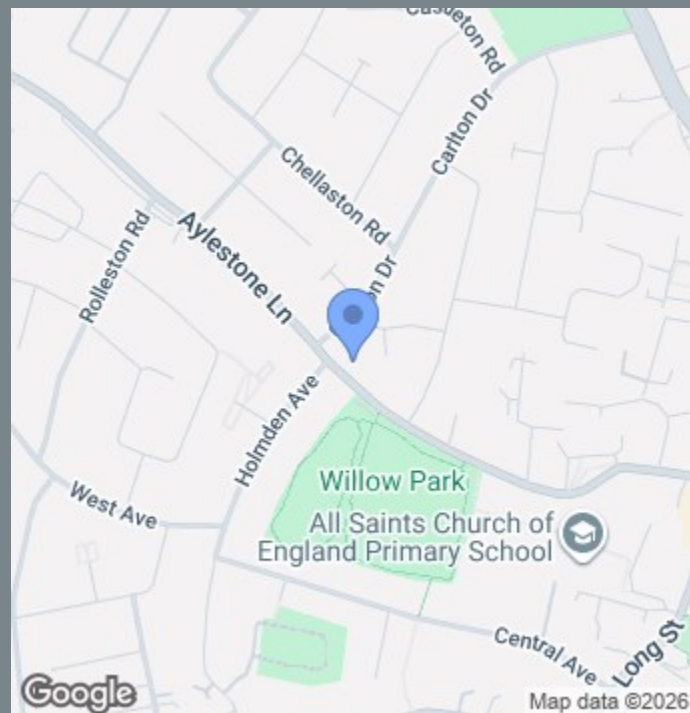
77 Aylestone Lane, Wigston, LE18 1AB
Offers In Excess Of £280,000

OVERVIEW

- Extended Semi Detached Home
- Light and Airy Lounge
- Dining Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Garage and Driveway Offering Off Road Parking
- Mature Private Rear Garden
- Freehold, EPC Rating D, Council Tax Band C
- Convenient Location With Strong Transport Links

LOCATION LOCATION....

Aylestone Lane is situated within a well-established and convenient part of Wigston, a popular residential area known for its strong community feel and excellent local amenities. The location offers easy access to a range of shops, supermarkets, cafés and everyday services, with Wigston town centre providing a wider selection of retail and leisure options. Families are well catered for with a number of reputable primary and secondary schools within close proximity. Residents also benefit from nearby green spaces, including Knighton Park, offering scenic walking routes, outdoor recreation and family-friendly open space. Aylestone Lane is particularly well positioned for travel, with regular bus services, easy access to the A6 and A563 ring road, and convenient routes to the M1, making it ideal for commuters. Combining accessibility, green surroundings and a welcoming neighbourhood atmosphere, this area of Wigston remains a popular choice for a wide range of buyers.



THE INSIDE STORY

This three bedroom extended semi detached family home is offered for sale with no upward chain. Offering good accommodation over two floors, so must be viewed to truly appreciate all this home has to offer. Situated in the well-established and highly convenient area of Aylestone Lane, this attractive property offers a fantastic opportunity for both homeowners and investors alike. The location provides excellent access to Leicester city centre, Fosse Park, and major transport links, as well as a range of local shops, schools, and everyday amenities within easy reach.

Through the front door into the porch, then enter into the bright and inviting entrance hall with doors to your downstairs living and stairs rising to the first floor. The lounge is to the front, ideal for relaxing after a long day. The separate dining room is perfect for family meals and entertaining with doors into the study. A great room for enjoying the views of the garden or can be an office if working from home. The kitchen is functional and well laid out, offering ample storage and workspace, space for a fridge freezer, oven and plumbing for a washing machine.

To the first floor are three bedrooms two doubles and a good size single. The bathroom is fitted with a three piece suite, bath with shower over, wash hand basin and low level WC. Externally, the property benefits from a mature rear garden, mainly laid to lawn with a patio area perfect for enjoying the outside in the warmer coming months.

To the front is a driveway providing off road parking for several cars and a garage. Viewings is essential.

