

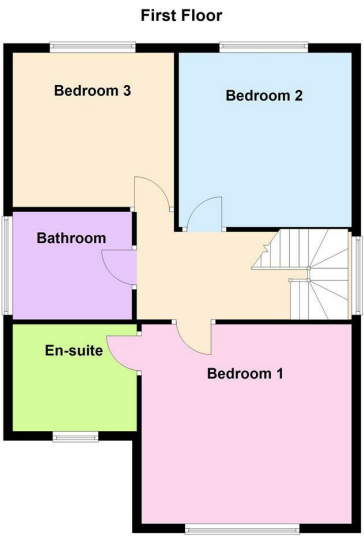
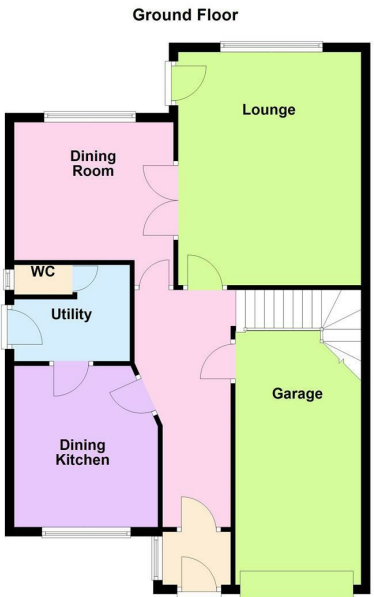
FLOOR PLAN

DIMENSIONS

- Porch**  
3'07 x 4'11 (1.09m x 1.50m)
- Entrance Hall**
- Lounge**  
16'07 x 12'08 (5.05m x 3.86m)
- Dining Room**  
10'07 x 10'08 (3.23m x 3.25m)
- Dining Kitchen**  
10'03 x 10'03 (3.12m x 3.12m)
- Utility Room**  
7'1 x 8'03 max (2.16m x 2.51m max)
- Downstairs Cloakroom**  
2'02 x 4'05 (0.66m x 1.35m)

- Landing**  
15'07 x 6' (4.75m x 1.83m)
- Bedroom One**  
14'06 x 13'10 (4.42m x 4.22m)
- En Suite**  
7'09 x 8'11 (2.36m x 2.72m)
- Bedroom Two**  
12'06 x 12'09 (3.81m x 3.89m)
- Bedroom Three**
- Bathroom**  
7'09 x 8'03 (2.36m x 2.51m)

- Garage**  
18'01 x 8'08 (5.51m x 2.64m)



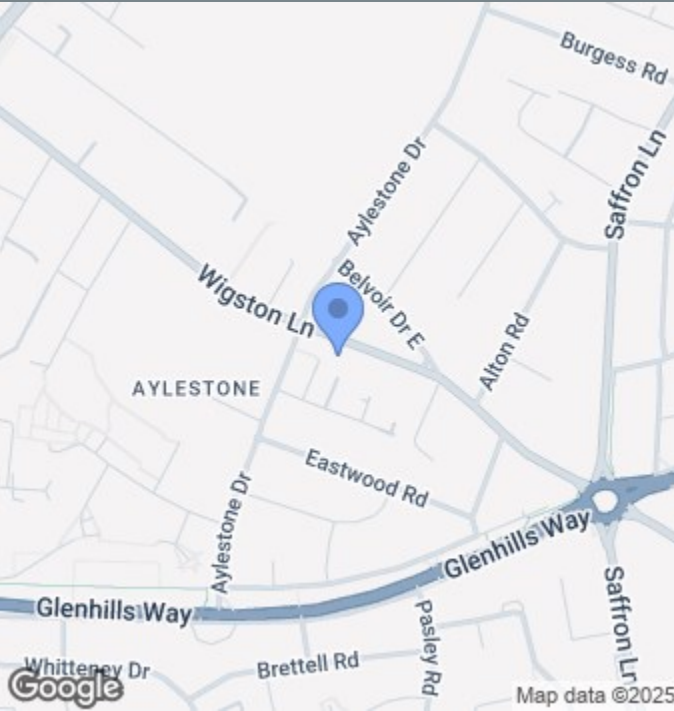


# OVERVIEW

- Beautiful, Spacious Detached Family Home
- Fabulous Location & Chain Free
- Porch & Entrance Hall
- Lounge & Dining Room
- Dining Kitchen, Utility & Downstairs Cloakroom
- Three Double Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Garage & Rear Garden
- Only One Owner From New
- EER - C, Freehold, Tax Band - D

# LOCATION LOCATION....

Wigston Lane in Aylestone is a well-connected and welcoming location that offers great convenience, strong community spirit and plenty of nearby amenities. Families are well served by respected local schools including Granby Primary, Montrose Primary and Sir Jonathan North Girls' College, all within easy reach. Beautiful green spaces are close by, with Aylestone Meadows—Leicester's largest nature reserve—providing riverside walks, wildlife, cycle routes and peaceful open scenery just moments away. Everyday essentials are easy to access, with local shops, caf  s, takeaways and pubs along Aylestone Road, while the wider retail and dining options at Fosse Park are only a short drive away. Transport links are excellent, with frequent bus routes into Leicester city centre, quick access to the ring road and M1/M69 motorway network, and nearby stations at Leicester and South Wigston for wider travel. With its friendly atmosphere, great school options, lovely parks and solid connectivity, Wigston Lane offers a fantastic setting for comfortable and convenient living.



# THE INSIDE STORY

*This detached, deceptively spacious family home is offered with no chain and sits in a great location, making it an ideal move-in-ready choice for anyone seeking comfort, space & versatility. A welcoming porch opens into the entrance hallway, setting the tone for the generous proportions found throughout. The lounge is a warm and inviting space, featuring a charming feature fireplace and a door that opens directly onto the garden—perfect for cosy evenings, relaxed weekends or letting in a summer breeze. The separate dining room, with its lovely window overlooking the garden, offers a wonderful setting for family meals but could just as easily be used as a snug, playroom or home office to suit your lifestyle. The beautiful dining kitchen is sure to impress, fitted with stylish shaker-style units, an integrated oven and hob with extractor over, plumbing for a dishwasher & space for an under-counter fridge. There's ample room for a dining table, making it a great hub for everyday living, entertaining guests or enjoying breakfast together. A useful utility room keeps household tasks tucked away, while a downstairs WC adds further convenience. A dog-leg staircase leads to the spacious landing and three fabulous-sized bedrooms. The primary bedroom is enhanced with fitted wardrobes and its own en suite shower room, offering a private retreat at the end of the day. The stylish family bathroom feels luxurious with its free-standing slipper bath, separate shower cubicle, wash hand basin & WC—ideal for both quick morning routines and long, relaxing soaks. Outside, the property continues to delight with a driveway providing ample off-road parking, a garage for additional storage or hobby space, and a low-maintenance rear garden featuring a patio area perfect for alfresco dining, summer barbecues or simply unwinding outdoors. This wonderful home combines space, style & practicality in a superb setting.*

