

## 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)

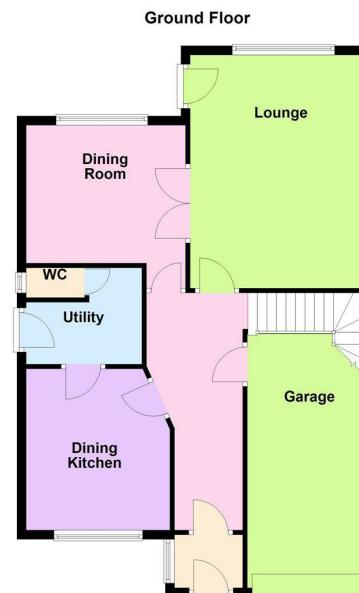
**En Suite**  
 7'09 x 8'11 (2.36m x 2.72m)

**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)



**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/](http://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.

185 Wigston Lane, Aylestone, LE2 8DJ

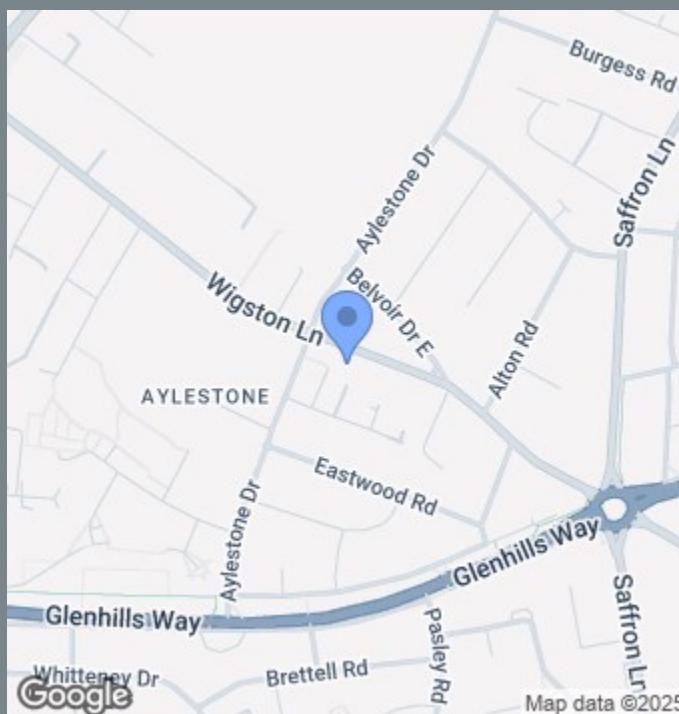
Offers In Excess Of £350,000

# 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, cafés, 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.

