

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)

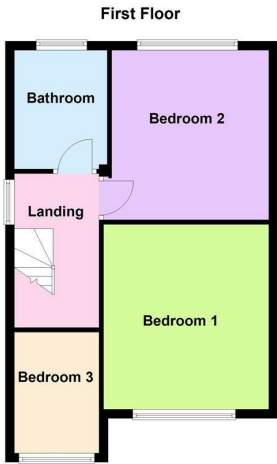
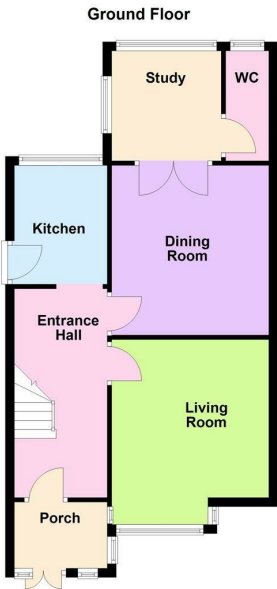
Downstairs WC
2'5 x 7'8 (0.74m x 2.34m)

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)



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 prefect 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.

