

FLOOR PLAN

DIMENSIONS

Hallway
6'2 x 7'11 (1.88m x 2.41m)

Lounge Diner
20'3 x 11'11 (6.17m x 3.63m)

Kitchen
13'8 x 7'11 (4.17m x 2.41m)

Conservatory
10'7 x 11'3 (3.23m x 3.43m)

Utility
6'3 x 5'10 (1.91m x 1.78m)

Home Office/Store
8'9 x 7'8 (2.67m x 2.34m)

Downstairs Cloakroom
8'9 x 3'5 (2.67m x 1.04m)

Landing

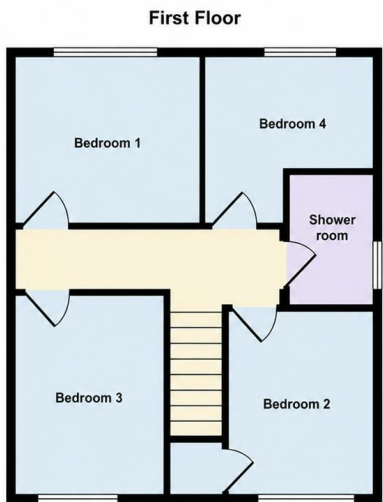
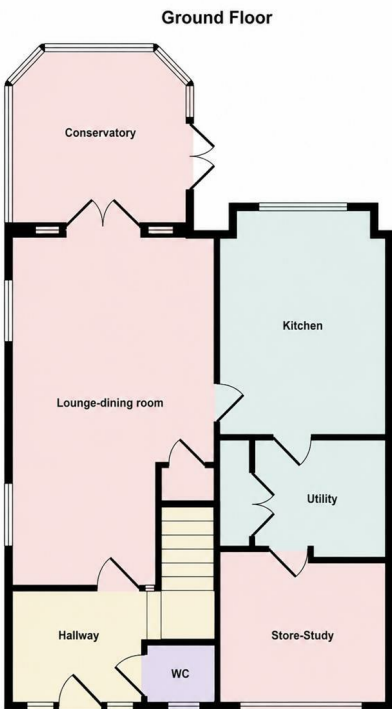
Bedroom One
10'5 x 8'10 (3.18m x 2.69m)

Bedroom Two
10'2 x 7'7 (3.10m x 2.31m)

Bedroom Three
9'2" x 11'0" (2.81 x 3.37)

Bedrioom Four
9'5 x 8'10 (2.87m x 2.69m)

Shower Room
4'8 x 6'6 (1.42m x 1.98m)

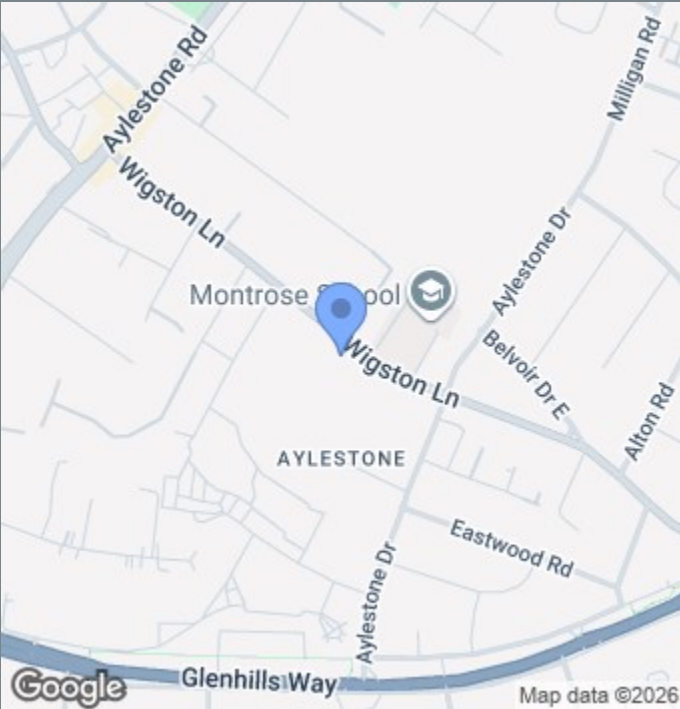


OVERVIEW

- Beautiful Detached Family Home
- Fabulous Location
- Hallway & Lounge Diner
- Kitchen & Utility
- Home Office & Downstairs Cloakroom
- Four Bedrooms & Shower Room
- Driveway & Substantial Garden
- Viewing Is Highly Recommended
- Council Tax Band - D
- EER Rating - C, Freehold

LOCATION LOCATION....

Wigston Lane enjoys a fantastic position within the highly sought-after suburb of Aylestone, an area that perfectly blends historic charm with modern convenience. Rich in character and community spirit, Aylestone has retained its village feel while offering an excellent range of amenities for everyday living. Residents benefit from a variety of local shops, cafés, supermarkets and traditional pubs, with Fosse Park and Leicester city centre providing an even wider choice of shopping, dining and leisure facilities just a short drive away. Families are particularly well catered for, with the highly regarded Montrose School located just moments away, alongside several other well-respected primary and secondary schools. Nature lovers will appreciate the close proximity to Aylestone Meadows, where acres of open parkland, riverside walks, cycle routes and wildlife create the perfect escape from busy daily life. The area also enjoys excellent transport links, with regular bus services, easy access to the A426, A563 ring road and M1 motorway, making commuting simple. Combining beautiful green surroundings, excellent schools and a genuine community atmosphere, Wigston Lane remains one of Aylestone's most desirable places to call home.



THE INSIDE STORY

Occupying a fantastic position in a sought-after location, this spacious detached family home offers flexible accommodation, generous living space & a wonderful tiered garden, making it an ideal home for growing families. The welcoming entrance hallway leads through to a spacious lounge diner, a superb room designed for both relaxing & entertaining. There is plenty of space for comfortable seating as well as a dining table for family meals & special occasions. French doors open into the conservatory, creating an additional reception area that can be enjoyed all year round, whether as a garden room, playroom or peaceful place to unwind whilst overlooking the garden. The kitchen is well positioned to serve the dining area & offers excellent potential for keen cooks, whilst the adjoining utility room keeps laundry & household essentials tucked away. A separate home office provides the perfect solution for those working remotely, studying or running a business from home, whilst the ground floor is completed by a convenient cloakroom. Upstairs, the landing leads to four well-proportioned bedrooms, offering flexibility for family life, guest accommodation or additional workspace if required. The shower room is fitted with a modern suite & serves the bedrooms perfectly. Outside, the property continues to impress with a driveway providing ample off-road parking. To the rear, the beautifully established tiered garden offers a variety of spaces to enjoy throughout the seasons. With lawns, seating areas & mature planting, it is ideal for children to play, summer entertaining or simply relaxing in the sunshine. At the top of the garden sits a substantial workshop, providing excellent storage or the perfect space for hobbies or DIY projects. Offering generous accommodation both inside & out in a highly regarded location, this wonderful family home is ready for its next owners to make it their own.

