13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

# 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)

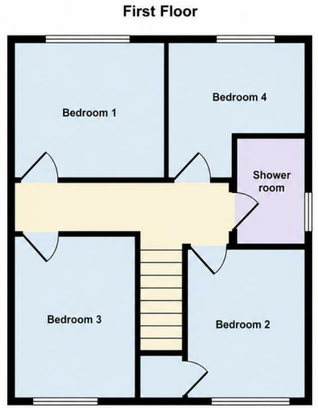
**Bedroom Two**
10'2 x 7'7 (3.10m x 2.31m)

**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)






**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.

129 Wigston Lane, Aylestone, Leicestershire, LE2 8TJ

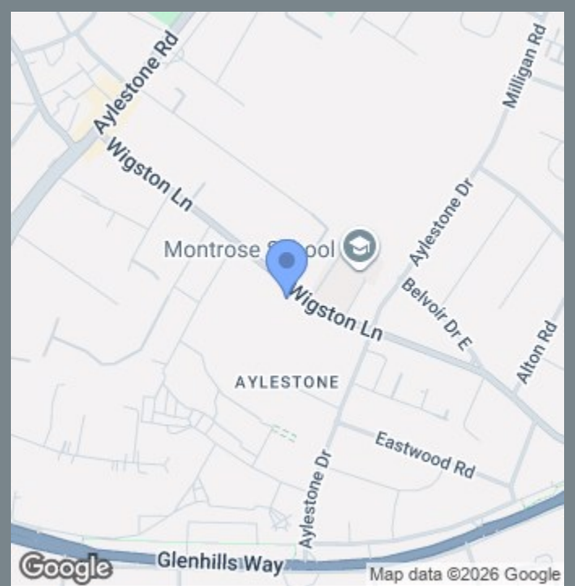
# Offers In Excess Of £350,000

# 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.*







