

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

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ESTATE AGENTS

## Room Sizes

### Reception Room 1

14'04 x 14'01

### Reception Room 2

9'03 x 10'10

### Reception Room 3

11'11 x 8'03

### Reception Room 4

11'11 x 9'01

### Reception Room 5

8'02 x 10'10

### Reception Room 6

9'04 x 6'05

### Kitchen

9 x 4'10

### WC

### Bedroom One

16'03 x 11'08

### Bedroom Two

14'08 x 8'03

### Bedroom Three

10'08 x 8'06

### First Floor Kitchen

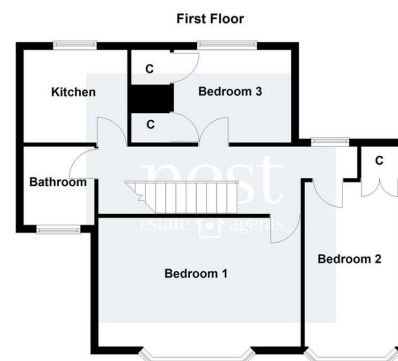
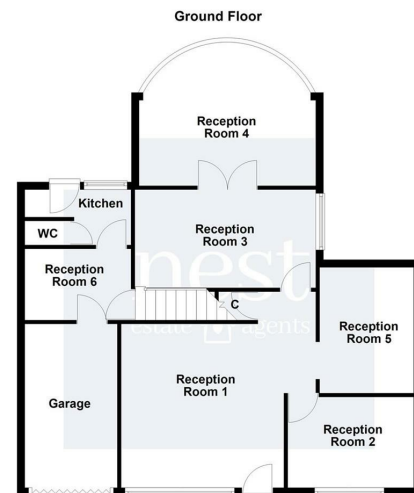
8'11 x 7'10

### Bathroom

5'07 x 6'02

### Garage

8'07 x 15'06



Aylestone Lane, Wigston LE18 1BA

Price Guide £425,000

**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

**FREE PROPERTY VALUATION** 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

# The Story Begins

- Substantial detached residence with flexible mixed-use potential
- Currently arranged for business use with first-floor living accommodation
- Six reception rooms offering versatile living or office space
- Two kitchens, including a first-floor kitchen
- Three well-proportioned double bedrooms
- Family bathroom plus convenient downstairs WC
- Generous rear garden with excellent potential
- Useful outbuildings ideal for storage or workshop use. Ample off-road parking and garage with electric door
- Freehold EPC rating the Council Tax the

# Location Is Everything

Wigston is a popular residential town just south of Leicester, known for its strong community feel, excellent local amenities, and convenient transport links. Residents benefit from a wide range of shops, supermarkets, cafés, schools, and leisure facilities, particularly around Wigston town centre and nearby South Wigston. The town is well connected to Leicester city centre via regular bus and rail services, while easy access to the M1 and M69 makes commuting across the Midlands straightforward.



# Inside Story

A rare opportunity to acquire a substantial and highly versatile property, currently arranged for business use with spacious first-floor living accommodation above. Offering excellent potential to be transformed into a magnificent family home or continued as professional premises, subject to any necessary consents, this impressive property provides flexible space throughout. To the front, there is generous off-road parking for multiple vehicles, making the property practical for both residential and business use. Upon entering, you are welcomed into a spacious reception room with a full-length window, creating a bright and inviting first impression. The ground floor offers a further five reception rooms, each providing excellent flexibility. These rooms could be used as offices, consultation rooms, sitting rooms, playrooms, hobby spaces, or reconfigured to suit family living. There is also a convenient downstairs WC and a kitchen fitted with a range of wall and base units, with space for appliances and access to the rear garden. To the first floor are three well-proportioned double bedrooms, with bedrooms two and three benefiting from built-in storage. The family bathroom comprises a bath with overhead shower, WC, wash basin, and tiled walls. Also on the first floor is a second kitchen, fitted with wall and base units, an integrated oven, electric hob with extractor above, and space for a fridge. This additional kitchen offers excellent flexibility for multi-generational living, guest accommodation, or future reconfiguration. Externally, the generous rear garden is a real highlight, offering superb potential to create a fabulous family garden. The garden also benefits from useful outbuildings, ideal for storage or workshop use. The property further includes a garage, accessible internally and from the front via an electric door. With its substantial footprint, flexible layout, ample parking, garage, outbuildings, and exciting potential, this is a unique property.

