

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
11'11 x 11 (3.63m x 3.35m)

Dining Kitchen  
22'10 x 12 max (6.96m x 3.66m max)

Landing

Bedroom One  
12' x 11' (3.66m x 3.35m)

Bedroom Two  
11' x 9' (3.35m x 2.74m)

Bedroom Three  
8' x 6'4 (2.44m x 1.93m)

Bathroom



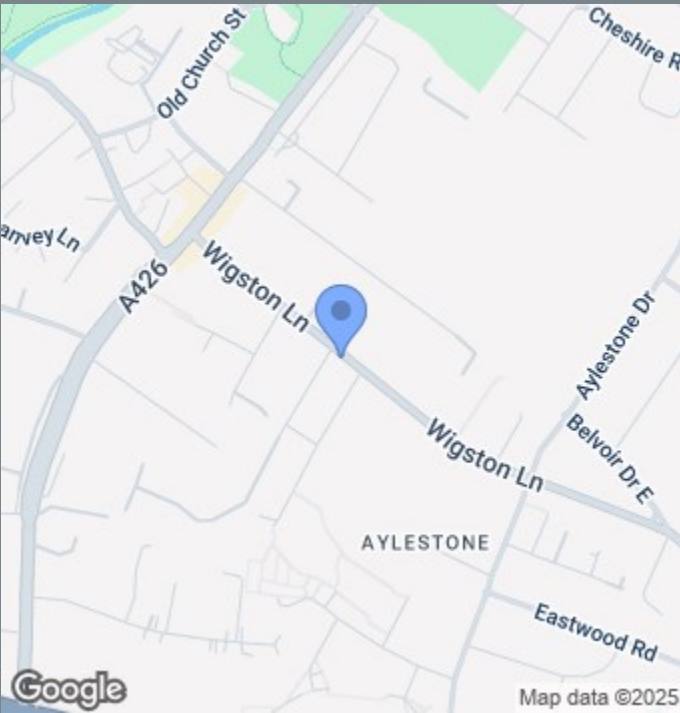
Elmwood Vila, 95 Wigston Lane, Aylestone, LE2 8TJ  
Offers In Excess Of £220,000

# OVERVIEW

- Beautiful Period Home
- No Onward Chain
- Great Location
- Lounge & Dining Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Viewing Is Essential
- EER Rating - D, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



# THE INSIDE STORY

Elmwood Villa, dating back to 1913, is a charming and characterful semi-detached home nestled in the lovely village of Aylestone, it is being offered for sale with no onward chain and should be viewed to appreciate all it has to offer. Stepping inside, the welcoming hallway leads to a beautifully presented lounge, featuring a striking bay window that fills the space with natural light and a feature fireplace, adding warmth and charm. The heart of the home is the spacious dining kitchen, thoughtfully designed with cream shaker-style wall and base cabinets, contrasting work surfaces, and a stainless steel sink drainer with a mixer tap. A range-style cooker adds to the traditional feel, while a breakfast bar provides a casual dining option. The dining area has ample space for a dining table and chairs, perfect for family meals and entertaining. Ascending the stairs to the first floor, you will find three bedrooms, each offering comfort and versatility. Bedrooms one and two retain their original fireplaces, adding a touch of period elegance. The bathroom is fitted with a classic white three-piece suite, ensuring a practical and stylish space. Externally the rear garden offers a lovely outdoor retreat, featuring a lawn and a patio area, ideal for relaxing or alfresco dining. With its blend of period charm, modern convenience, and a sought-after location, Elmwood Villa presents a fantastic opportunity for buyers looking for a beautiful home with no onward chain.

