

FLOOR PLAN

DIMENSIONS

Entrance Hall

12'05 x 6' (3.78m x 1.83m)

Living Room

25' x 11'11 (7.62m x 3.63m)

Dining Kitchen

23'04 x 17'04 (7.11m x 5.28m)

Conservatory

11'08 x 23'06 (3.56m x 7.16m)

Home Office/Bedroom Four

9'08 x 14'05 (2.95m x 4.39m)

Downstairs Cloakroom

5'08 x 2'1 (1.73m x 0.64m)

Landing

Bedroom One

12'04 x 11'09 (3.76m x 3.58m)

Bedroom Two

11' x 11'01 (3.35m x 3.38m)

Bedroom Three

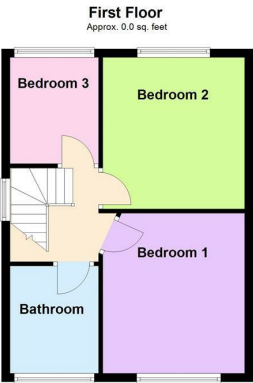
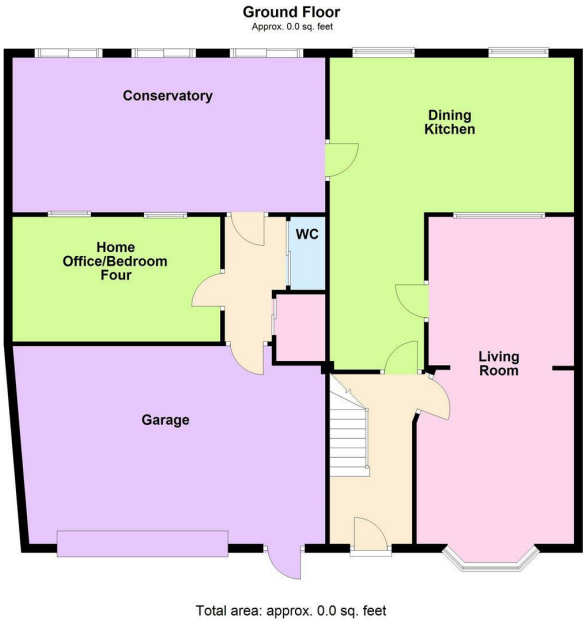
8'01 x 7'01 (2.46m x 2.16m)

Family Bathroom

7'11 x 5'11 (2.41m x 1.80m)

Garage

16'04 x 19'05 (4.98m x 5.92m)



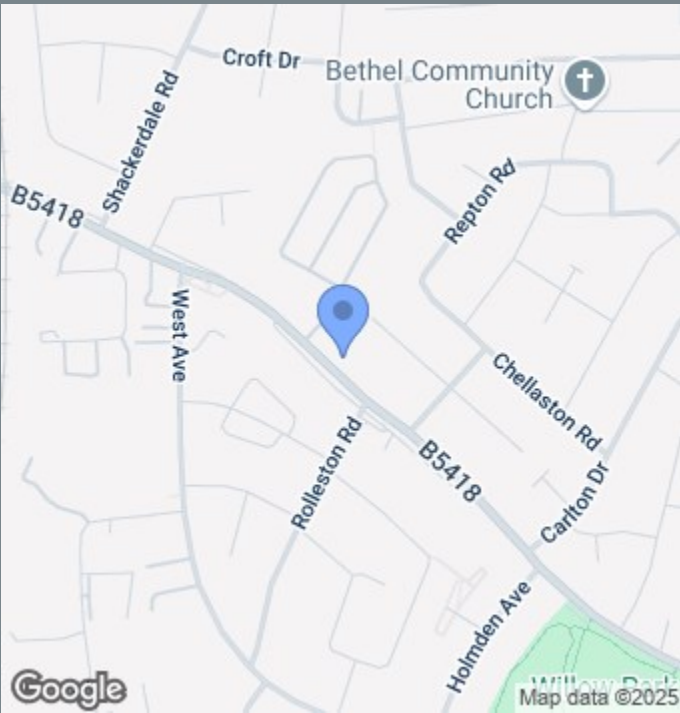


# OVERVIEW

- Extended Family Home On Generous Plot
- No Onward Chain & Great Location
- Entrance Hall & Living Room
- Dining Kitchen & Conservatory
- Home Office/Bedroom
- Downstairs Cloakroom & Double Garage
- Three Bedrooms & Bathroom
- Driveway & Lovely Garden
- Viewing Essential
- EER - tbc, Freehold, Tax Band - C

## LOCATION LOCATION....

Aylestone Lane in Wigston, Leicestershire, is a well-connected residential area that blends suburban comfort with convenient access to local amenities. Situated near the heart of Wigston, it offers a mix of traditional and modern housing, appealing to families, professionals, and retirees alike. The area benefits from nearby schools, parks, and shopping facilities, including the popular Wigston town centre and local retail parks. Excellent transport links, including easy access to Leicester city centre and nearby road networks like the A5199 and M1, make Aylestone Lane a practical choice for commuters. With a community-oriented atmosphere and a balance of green spaces and urban convenience, it's a sought-after location.



## THE INSIDE STORY

*This wonderful and generously extended family home offers a rare combination of character, space, and versatility, perfectly positioned in a highly sought-after location. From the moment you step through the welcoming entrance hall, you'll be struck by the sense of warmth and potential this property holds. The living room, complete with a charming bay window, is ideal for cosy evenings or entertaining guests. Flowing from here, the home opens up into a thoughtfully extended, wrap-around dining kitchen—a sociable and spacious heart of the home—offering ample room for cooking, dining, and family time. The adjoining conservatory brings in an abundance of natural light and provides a tranquil spot to relax while enjoying views over the garden. A flexible additional room on the ground floor currently serves as a home office but could easily function as a fourth bedroom, playroom, or snug, complemented by a convenient downstairs cloakroom. Upstairs, the generous landing leads to three bedrooms and a family bathroom, all presented with a sense of comfort and practicality. Externally, the home continues to deliver with a driveway offering ample off-road parking, a rare and highly desirable double garage, and a large, mature rear garden that's perfect for families, gardeners, or those who love to entertain outdoors. With its combination of space, potential, and prime setting close to excellent schools, transport links, and local amenities, this is a home that can truly evolve with your needs—offering a lifestyle as appealing as the property itself.*

