

FLOOR PLAN

DIMENSIONS

Entrance Hall
14'01 x 5'11 (4.29m x 1.80m)

Lounge
14'05 x 11'11 (4.39m x 3.63m)

Dining Room
11'10 x 11'01 (3.61m x 3.38m)

Sun Room
5'05 x 7'06 (1.65m x 2.29m)

Extended Kitchen
7'11 x 16'04 (2.41m x 4.98m)

Downstairs Cloakroom
2'10 x 3'05 (0.86m x 1.04m)

Landing

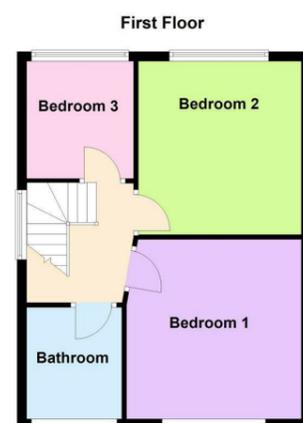
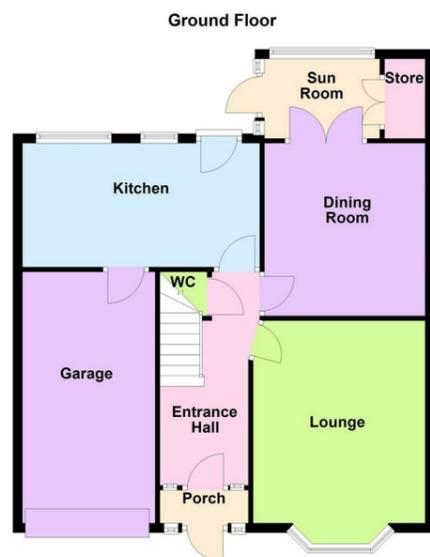
Bedroom One
12'04 x 11'11 (3.76m x 3.63m)

Bedroom Two
11'10 x 11'02 (3.61m x 3.40m)

Bedroom Three
7'11 x 7'02 (2.41m x 2.18m)

Bathroom
7'11 x 5'10 (2.41m x 1.78m)

Garage
17'05 x 9'02 (5.31m x 2.79m)



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.

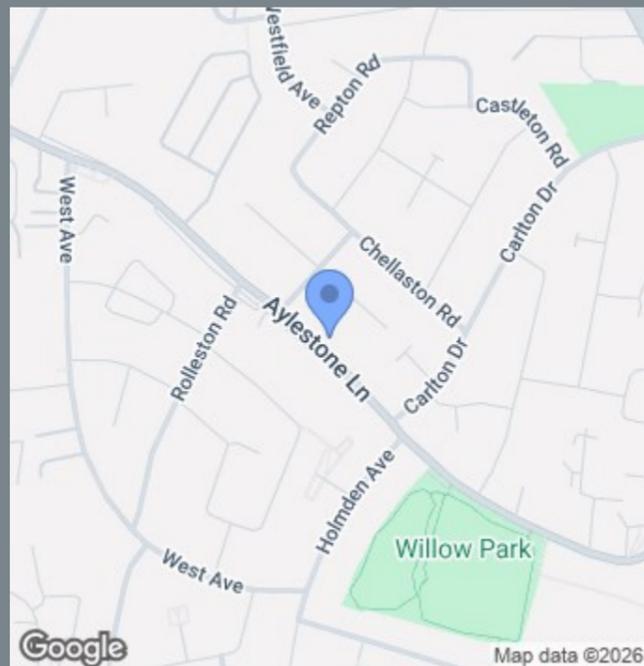
125 Aylestone Lane, Wigston, LE18 1BB
Offers In Excess Of £260,000

OVERVIEW

- Semi Detached Family Home
- No Onward Chain
- Hallway & Lounge
- Dining Room & Extended Kitchen
- Sun Room & Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- Driveway, Garage & Rear Garden
- Fabulous Location
- Viewing Essential
- EER - tbc, Freehold, Tax Band - C

LOCATION LOCATION....

Aylestone Lane is situated within a well-established and convenient part of Wigston, a popular residential area known for its strong community feel and excellent local amenities. The location offers easy access to a range of shops, supermarkets, cafés and everyday services, with Wigston town centre providing a wider selection of retail and leisure options. Families are well catered for with a number of reputable primary and secondary schools within close proximity. Residents also benefit from nearby green spaces, including Knighton Park, offering scenic walking routes, outdoor recreation and family-friendly open space. Aylestone Lane is particularly well positioned for travel, with regular bus services, easy access to the A6 and A563 ring road, and convenient routes to the M1, making it ideal for commuters. Combining accessibility, green surroundings and a welcoming neighbourhood atmosphere, this area of Wigston remains a popular choice for a wide range of buyers.



THE INSIDE STORY

Situated in a sought-after and convenient location, this lovely & spacious semi-detached family home is offered to the market with no onward chain, presenting an excellent opportunity for a smooth & hassle-free move. The property welcomes you via a useful porch, ideal for coats & shoes, leading into a bright & inviting entrance hall that provides access to the main living areas. The lounge is a comfortable & relaxing space, enhanced by a feature fireplace & a beautiful bay window that fills the room with natural light—perfect for unwinding at the end of the day. The dining room offers a wonderful setting for family meals & entertaining, complete with a wall-mounted fire. French doors open through to a delightful sun room, which benefits from heating, making it a versatile space that can be enjoyed all year round—whether as a second sitting area, playroom, or even a home office with views over the garden. The extended kitchen is both practical & well-appointed, fitted with a range of white wall and base units complemented by contrasting wood-effect work surfaces. With an eye-level double oven, gas hob & extractor, there is everything needed for modern family living, along with direct access to the garden—ideal for indoor-outdoor entertaining. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, all benefiting from fitted wardrobes, offering ample storage & flexibility for growing families, guests, or those working from home. The family bathroom serves the bedrooms and provides a functional space. Externally, the property continues to impress. A driveway to the front provides off-road parking and leads to a garage, with an up and over door, power & lighting, while the generous rear garden is a true highlight—well established and offering a fantastic outdoor space for children to play, gardening enthusiasts to enjoy, or for hosting family and friends during the warmer months.

