

FLOOR PLAN

DIMENSIONS

Entrance Hall  
13'03 x 6'02 (4.04m x 1.88m)

Lounge  
14' x 11'09 (4.27m x 3.58m)

Dining Kitchen  
12'06 x 18'03 (3.81m x 5.56m)

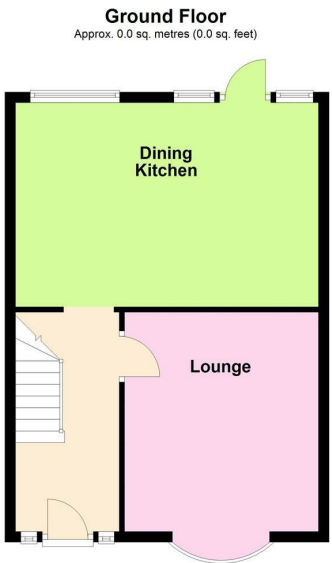
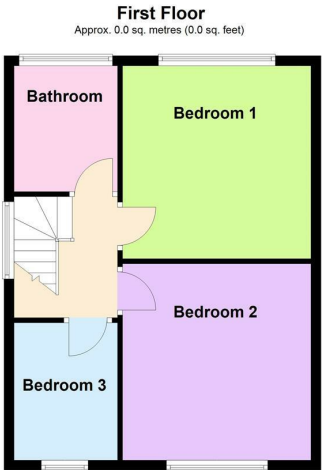
Landing

Bedroom One  
12'07 x 12'03 (3.84m x 3.73m)

Bedroom Two  
12'07 x 12'03 (3.84m x 3.73m)

Bedroom Three  
8'07 x 6'04 (2.62m x 1.93m)

Family Bathroom  
8'03 x 6'04 (2.51m x 1.93m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

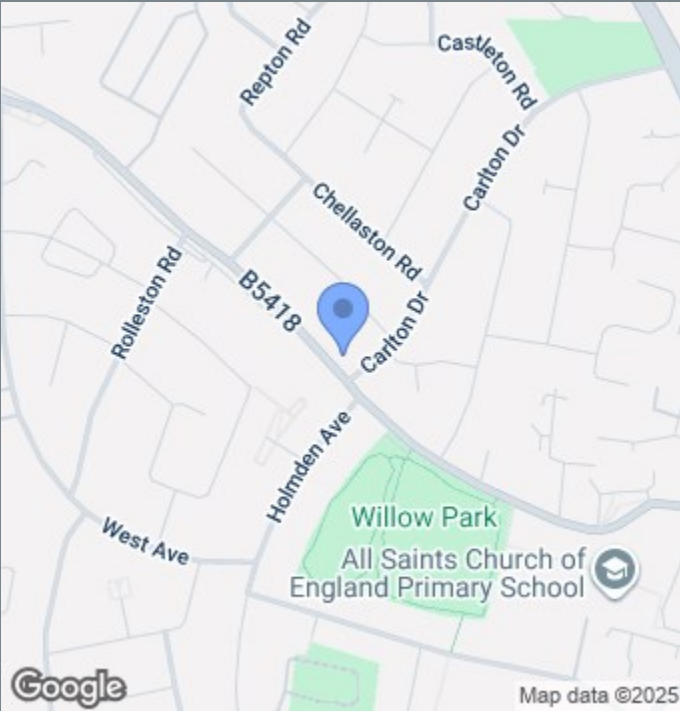


# OVERVIEW

- Stunning Family Home
- Finished To A High Spec
- Great Location
- Entrance Hall & Lounge
- Family Dining Kitchen
- Three Bedrooms & Bathroom
- Resin Driveway & Landscaped Garden
- Viewing Is Essential
- EER Rating - C, Freehold
- Council 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

Welcome to this absolutely stunning home, perfectly positioned in a highly sought-after location that blends charm, convenience & tranquility. From the moment you step inside, you're greeted by an elegant entrance hall featuring luxurious Invictus flooring, which flows seamlessly through to the spacious lounge and spectacular dining kitchen. The lounge offers a warm & inviting retreat, beautifully lit by a graceful bay window & centered around a cosy log-burning stove—perfect for relaxed evenings or entertaining guests. At the heart of the home is the incredible dining kitchen designed with both style & function in mind. Boasting an abundance of timeless shaker-style cabinetry & gleaming quartz worktops, it also features a stunning central island that invites family & friends to gather. A full suite of premium NEFF integrated appliances—including two self-cleaning eye-level ovens with hide & slide doors, a five-ring gas hob with extractor & a built-in microwave—ensures a premium cooking experience. There's ample space for a dining table & chairs for family meals & entertaining & a door leads directly into the beautifully landscaped garden for effortless indoor-outdoor living. Rising to the first floor via a solid oak staircase with a sleek glass balustrade, you'll find three well-proportioned bedrooms & a tastefully appointed family bathroom, all beautifully finished. Outside, a resin driveway provides off-road parking & flows elegantly into the rear garden, which has been thoughtfully designed with both relaxation & entertaining in mind. It features a resin patio, a lush lawn area & carefully planned landscaping that creates a serene & stylish outdoor haven—ideal for summer barbecues, play, or simply enjoying the sunshine.

