

# phillips george

sales & lettings



Wigston Lane, Aylestone  
Leicester, LE2 8DG

Offers Over £330,000

# Property Features

- Extended
- Semi Detached
- Owned Solar Panels
- Bathroom & Shower Room
- Pleasant Rear Garden
- Utility Room
- Kitchen Diner
- Four Bedrooms
- Ample Off Road Parking
- Call To View

## Full Description

### SUMMARY

\*\*\* Extended \*\*\* Immaculate \*\*\* Family Home \*\*\* It is not often that a home finished to this standard comes to the market. This property truly is 'move in ready'. Accommodation comprises entrance call, lounge, open plan kitchen diner, store, utility room, downstairs shower room, four bedrooms, w.c, family bathroom, off road parking and pleasant rear garden. Book your viewing today!

### ENTRANCE HALL

With under stairs storage cupboard, tiled floor, thermostat, stairs off to the first floor, coving to the ceiling and radiator.

### LOUNGE

11' 9" plus bay x 9' 11" max (3.58m x 3.02m)

With log burner and fireplace, Oak floor, bay window to the front elevation, coving to the ceiling and radiator.

### KITCHEN/DINER

22' 6" max x 16' 1" max (6.86m x 4.9m)

Comprising base and wall mounted units with quartz work tops, under unit lighting, breakfast bar, tiled floor with under floor heating, built in appliances to include double oven, microwave, induction hob, extractor, dishwasher, wine fridge, sink unit with drainer, spotlights, two windows to the rear elevation and French doors to the rear garden.

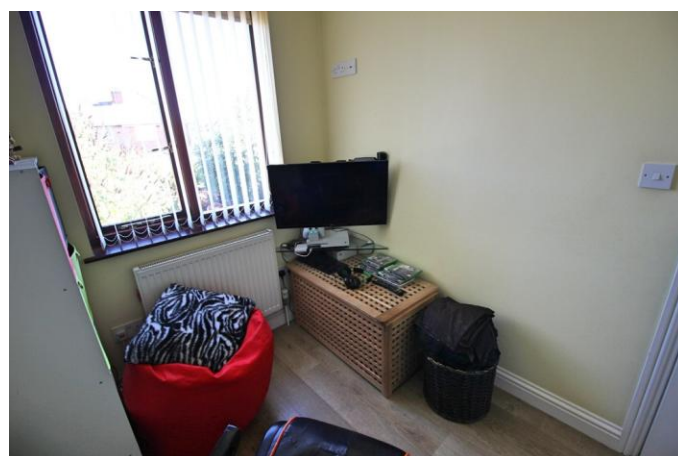
### STORE

With electric roller door, tiled floor and access to the loft.

### UTILITY ROOM

10' 5" x 6' 3" (3.18m x 1.91m)

Comprising base and wall mounted units with work surfaces, sink unit and drainer, plumbing for washing machine, tiled splash backs, tiled floor with under floor heating, extractor fan, coving to the ceiling and window to the door to the rear.



### SHOWER ROOM

6' 10" x 2' 11" (2.08m x 0.89m)

Comprising shower cubicle, pedestal wash hand basin, low flush w.c., extractor fan, tiled splash backs, tiled floor with under floor heating and coving to the ceiling.

### LANDING

With coving to the ceiling.

### BEDROOM

11' 10" plus bay x 9' 10" max (3.61m x 3m)

With built in wardrobes, bay window to the front elevation, coving to the ceiling and radiator.

### BEDROOM

11' 9" x 9' 9" max (3.58m x 2.97m)

With laminate floor, built in wardrobes, coving to the ceiling, window to the rear elevation, radiator and drop down ladder to the loft room.

### LOFT ROOM

17' 5" max x 10' 11" max (5.31m x 3.33m)

With storage in the eaves, Velux windows to the side and rear elevations and radiator.

### BEDROOM

13' 8" max x 8' 1" (4.17m x 2.46m)

With two window to the front elevation, coving to the ceiling, built in wardrobes, laminate floor and two radiators.

### WC

6' 4" x 2' 9" (1.93m x 0.84m)

Comprising pedestal wash hand basin, low flush w.c., tiled floor, extractor fan and coving to the ceiling.

### BEDROOM

9' 5" x 6' 3" (2.87m x 1.91m)

With laminate floor, coving to the ceiling, t.v. point, radiator and window to the rear elevation.

### BATHROOM

6' 3" x 6' (1.91m x 1.83m)

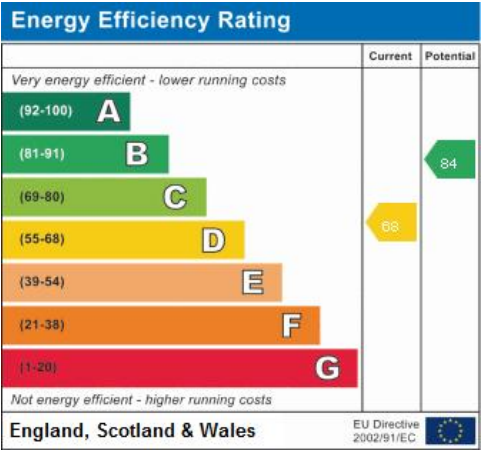
Being fully tiled and comprising corner jacuzzi bath with shower over, vanity wash hand basin, low flush w.c., heated towel rail, spotlights and window to the rear elevation.

### OUTSIDE

The front of the property is paved to provide ample off road parking. The rear garden is idyllic. There is a patio area with seating, Astro turf lawn, mature flower borders which shrubs, plants and fruit trees. There is a rear decked area connecting to an outside timber store which has lighting around it. There is an outside tap and a hedged and fenced surround.

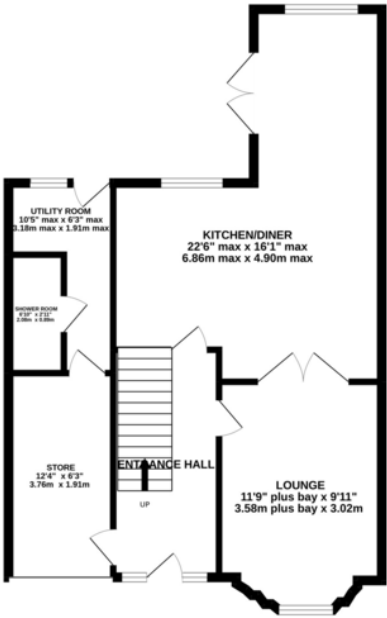


# EPC Rating

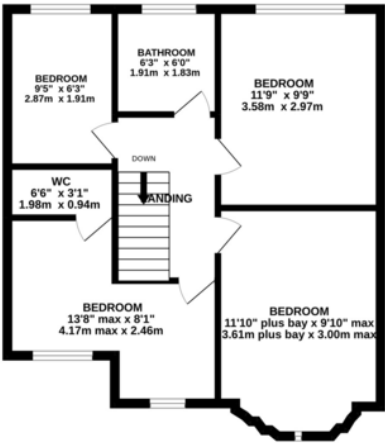


# Floorplan

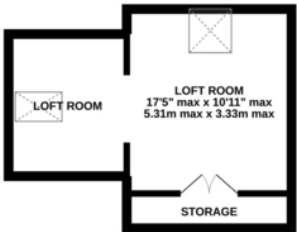
GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



LOFT ROOM  
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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