



Wigston Lane, Aylestone  
Leicester, LE2 8TJ

£325,000

# Property Features

- Detached Home
- Three Bedrooms
- Immaculate Presentation
- Highly Popular Street Location
- Extended Reception
- Extended Kitchen
- Ground Floor W.C
- Garage
- Landscaped Gardens
- Internal Inspection Recommended



## Full Description

This immaculately presented extended three bedroom detached family home is situated on a popular street in Aylestone. The accommodation comprises of main entrance hall, lounge diner, extended rear dining area, extended kitchen, ground floor WC, landing to three bedrooms and bathroom, front and rear exquisite landscaped gardens, ample car standing space, garage. Internal inspection comes highly recommended.

### ENTRANCE HALL

Main entrance hall with composite door to the front elevation, laminate wooden flooring and radiator.

### LOUNGE

20' 0" x 12' 0" (6.1m x 3.66m)

A light and spacious lounge with laminate wooden flooring, two radiators, gas fire with feature surround, folding doors leading to hall.

### DINING AREA

12' 0" x 7' 1" (3.66m x 2.16m)

Extended rear dining area with laminate wooden flooring and UPVC double glazed French doors leading to garden.

### KITCHEN

18' 0" x 8' 0" (5.49m x 2.44m)

Stylish extended kitchen with a range of wall and base level units, roll edged work surfaces, range double oven, UPVC double glazed window to the rear elevation, tiled flooring, composite door to the side elevation, tiling in part.

### GROUND FLOOR WC

Comprising low level flush WC.



## LANDING

Accessed by stairs from the main entrance hall.

## BEDROOM ONE

14' 0" x 9' 0" (4.27m x 2.74m)

UPVC double glazed window to the front elevation, laminate wooden flooring and radiator.

## BEDROOM TWO

13' 5" x 9' 1" (4.09m x 2.77m)

UPVC double glazed window to the rear elevation, carpeted flooring and radiator.

## BEDROOM THREE

10' 0" x 8' 0" (3.05m x 2.44m)

UPVC double glazed window to the front elevation, laminate wooden flooring and radiator.

## BATHROOM

9' 1" x 6' 7" (2.77m x 2.01m)

Comprising a three piece suite, corner bath, low level flush WC, wash basin, tiling in part, opaque UPVC double glazed window to the rear elevation and radiator.

## OUTSIDE

To the rear an exquisite landscaped garden with patio, pathway to lawn, a range of mature shrubs and plants, fenced borders, side access leading to front garden landscaped providing car standing space and garage.

## GARAGE

Integral garage with remote control up and over doors.

## SUMMARY SALES DETAILS

- Price : £325,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : (N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : D



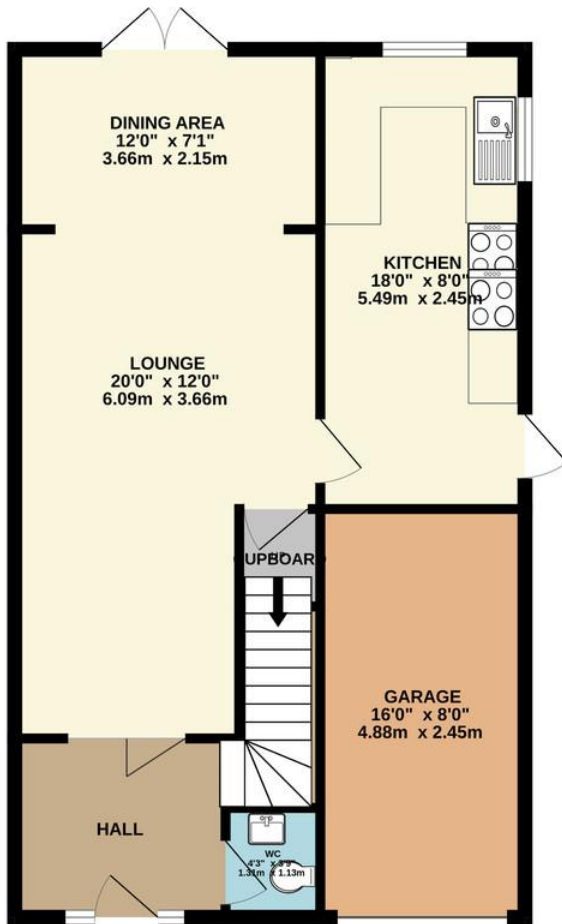
# EPC Rating

EPC to follow

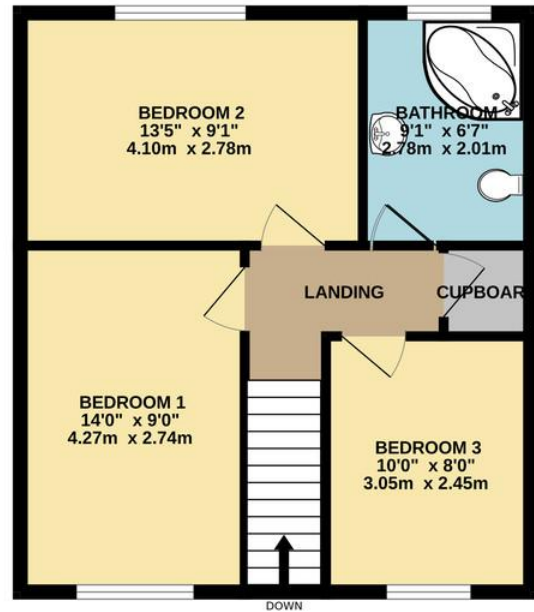


# Floorplan

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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.  
Made with Metropix ©2023

phillips george | sales & lettings

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

46 Long Street, Wigston,  
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk  
0116 216 8178

