

FLOOR PLAN

DIMENSIONS

Lounge/Dining
23'0" x 11'10" (7.03 x 3.63)

Kitchen
12'2" x 8'6" (3.71 x 2.60)

Conservatory
22'1" x 6'3" (6.75 x 1.91)

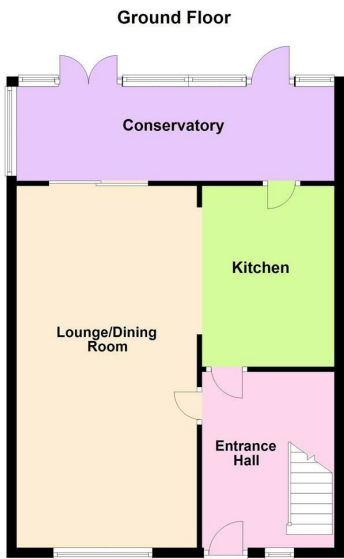
Bedroom 1
12'0" x 11'6" (3.66 x 3.53)

Bedroom 2
12'2" x 9'11" (3.73 x 3.04)

Bedroom 3
8'2" x 6'10" (2.49 x 2.09)

Bathroom
5'6" x 18'0" (1.68 x 5.5)

WC

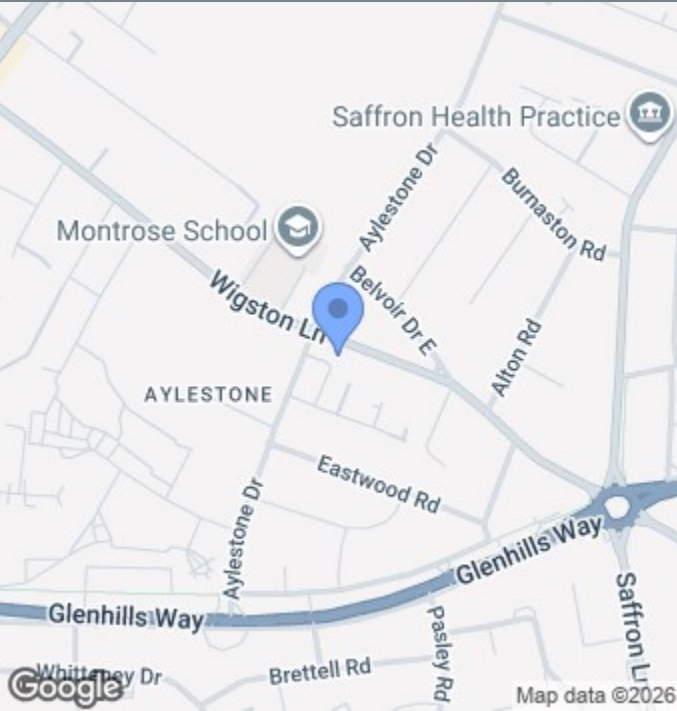


OVERVIEW

- Beautiful Family Home
- Great Location & No Chain
- Hallway & Lounge
- Lovely Dining Kitchen
- Conservatory
- Three Bedrooms & Bathroom
- Driveway & Garage To Rear
- Viewing Is A Must
- Council Tax Band - B
- EER - C, Freehold

LOCATION LOCATION....

Wigston Lane enjoys a superb position within the highly desirable suburb of Aylestone, an area celebrated for its rich history, strong community spirit and abundance of green open space. Once a traditional village in its own right, Aylestone has retained much of its character and charm, creating a welcoming atmosphere that continues to attract families and professionals alike. Residents benefit from a wide range of local amenities, including independent shops, caf  s, supermarkets and everyday conveniences, while nearby Fosse Park and Leicester city centre provide an extensive selection of shopping, dining and leisure opportunities. Families are particularly well served, with the highly regarded Montrose School just a short walk away, alongside a number of other reputable schools and community facilities. One of the area's greatest attractions is its proximity to Aylestone Meadows, a beautiful expanse of parkland, riverside walks and cycle routes that offers a peaceful escape into nature just moments from home. Wigston Lane is also exceptionally well connected, with regular bus services and convenient access to the A426, A563 ring road and M1 motorway network, making travel around the city and beyond straightforward. Combining historic charm, excellent amenities and a genuine neighbourhood feel, Wigston Lane enjoys a wonderful setting within one of Leicester's most sought-after locations.



THE INSIDE STORY

Offered to the market with no onward chain, this lovely family home occupies a great location and has been tastefully modernised throughout, creating a stylish & welcoming home ready for its next owners to move straight into. The property is entered via a welcoming hallway that opens into the impressive open plan lounge dining kitchen, a fantastic sociable space perfectly suited to modern family life. To the front, the lounge area provides a comfortable place to relax, featuring a window allowing natural light to flood through & a charming fireplace creating an attractive focal point. The dining area offers ample space for family meals, entertaining guests, or celebrating special occasions, with doors opening into the conservatory, enhancing the feeling of space. The kitchen has been thoughtfully designed with a range of contemporary black wall & base cabinets complemented by contrasting work surfaces, creating a sleek & stylish finish. Featuring an eye-level oven, hob with extractor over & excellent storage, it is both practical & attractive. A further door leads directly into the conservatory, making this a wonderfully connected living space. Overlooking the garden, the conservatory provides a versatile additional reception room that could be used as a sitting room, playroom, home office, dining area, or simply a peaceful place to unwind while enjoying views of the outdoors. Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable accommodation. The bathroom is complemented by a separate WC, providing added convenience for busy households. Externally, the property continues to impress with a stoned driveway & attractive front garden creating excellent kerb appeal. To the rear, the low-maintenance garden has been designed for ease of upkeep while still providing a pleasant outdoor space for relaxing or entertaining. A gate gives access to the garage & additional parking, adding further practicality.

