



Aylestone Lane,
Wigston,
LE18 1AB

£280,000



This extended semi-detached home presents an excellent opportunity for families and individuals alike and is offered with no onward chain. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The spacious living room is perfect for relaxation, while the separate dining room, complete with doors leading to a versatile study space, provides an ideal setting for both work and leisure.

The fitted kitchen is designed for practicality, and the modern family bathroom features a convenient shower over the bath, catering to all your daily needs. The property boasts a generous garden to the rear, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the expansive driveway accommodates up to four vehicles, ensuring that parking is never a concern.

This home is ideally positioned, providing easy access to Wigston's town centre, local parks, schools, and various amenities. With the potential for further development, this property is not only a wonderful place to live but also a promising investment for the future. Whether you are looking to settle down or seeking a property with room to grow, this semi-detached house on Aylestone Lane is a must-see.

To find out more, contact your Local Hunters Estate Agents To Arrange your viewing.



Porch 8'4" x 4'5"

Hallway

Living room 14'11" x 11'6"

Kitchen 8'2" x 6'7"

Dining room 12'4" x 11'6"

Study 8'0" x 8'0"

WC 2'5" x 7'8"

Landing

Bedroom 1 12'4" x 11'3"

Bedroom 2 12'5" x 8'0"

Bedroom 3 8'9" x 6'0"

Bathroom 7'7" x 8'2"

Garden

Material Information - Wigston
Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

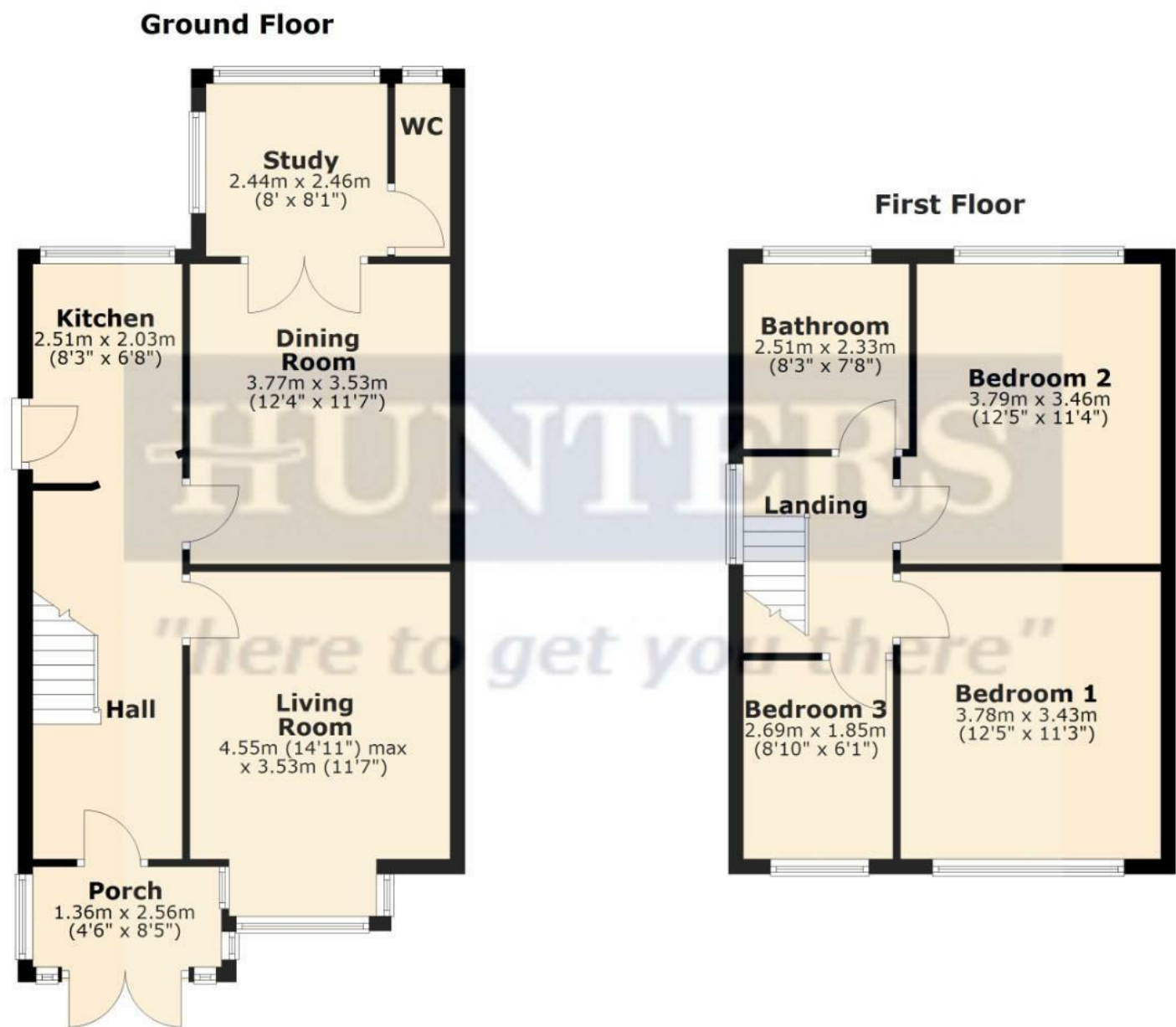
Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Tenure: Freehold
Council Tax Band: C



HUNTERS ESTATE AGENTS WIGSTONWhile every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose 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.
Plan produced using PlanUp.

- Three Bedroom Extended Semi-Detached Home
- Living room and Dining room
- Study
- Downstairs WC
- Kitchen
- Family Bathroom
- Local Shops, Schools, Recreational Park and Amenities
- Excellent Public transport Links and Roads to the City and Motorways
- Driveway providing Ample Off road parking
- Scope to Further Develop

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 59 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.