

TO
LET



Aylestone Lane, Wigston, Leicestershire LE18 1BA

£1,395 pcm

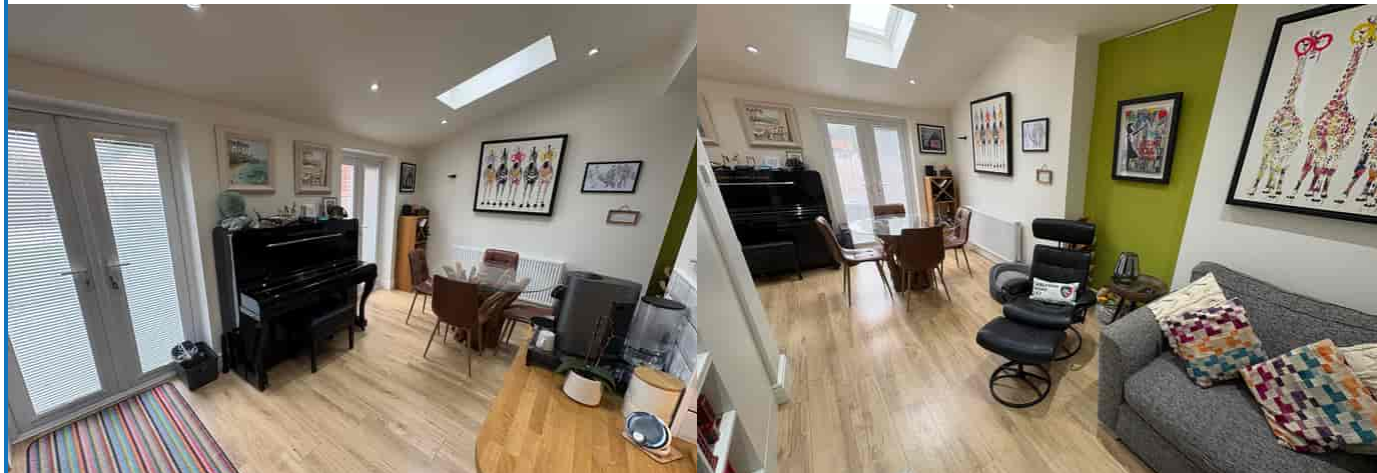
77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 lettings@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Modern Delights! – This beautifully presented and extended semi-detached home offers spacious, modern living ideal for families. Featuring an open-plan fitted kitchen/dining area, bright living space, three great sized bedrooms, and a stylish family bathroom, the property is ready to move into. Outside, enjoy a private driveway and a well-maintained rear garden perfect for entertaining. The home also benefits from high-quality finishes throughout and excellent natural light. Early viewing recommended!

POINTS OF INTEREST

- *Extended Semi-Detached*
- *Three Bedrooms*
- *Lounge*
- *Driveway*
- *Modern Kitchen Diner*
- *Garden to Front/Rear*
- *Available Mid/End Sept 25*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Double glazed door to the front aspect.

Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing, laminate flooring and radiator.

Downstairs WC

UPVC double glazed window to the side aspect being fitted with low level wc.

Lounge

17' 2" x 11' 11" (5.23m x 3.63m) UPVC double glazed bay window to the front aspect, laminate flooring and radiator.

Extended Fitted Family Kitchen Diner

18' 6" x 17' 2" (5.64m x 5.23m) UPVC double glazed window to the side aspect, two UPVC double glazed french doors to the rear aspect, two double glazed velux windows to the rear aspect, being fitted with a range of wall and base units with built in range cooker, sink/drainage, fridge / freezer, dish washer, laminate flooring and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the side aspect and loft access.

Bedroom One

13' 1" x 11' 5" (3.99m x 3.48m) UPVC double glazed bay window to the front aspect, ceiling spot lights and radiator.

Bedroom Two

13' 0" x 10' 9" (3.96m x 3.28m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

7' 7" x 6' 9" (2.31m x 2.06m) UPVC double glazed window to the front aspect and radiator.

Shower Room

6' 8" x 7' 2" (2.03m x 2.18m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, ceiling spot lights and heated towel rail

Front Garden

To the front of the property there is ample off road parking for multi vehicles.

Rear Garden

To the rear of the property there are low maintenance gardens ideal for entertaining with patio area and side access.

Additional Notes

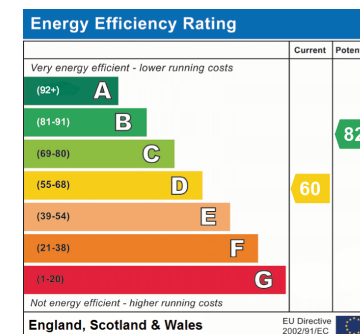
Council tax band C (Oadby and Wigston District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

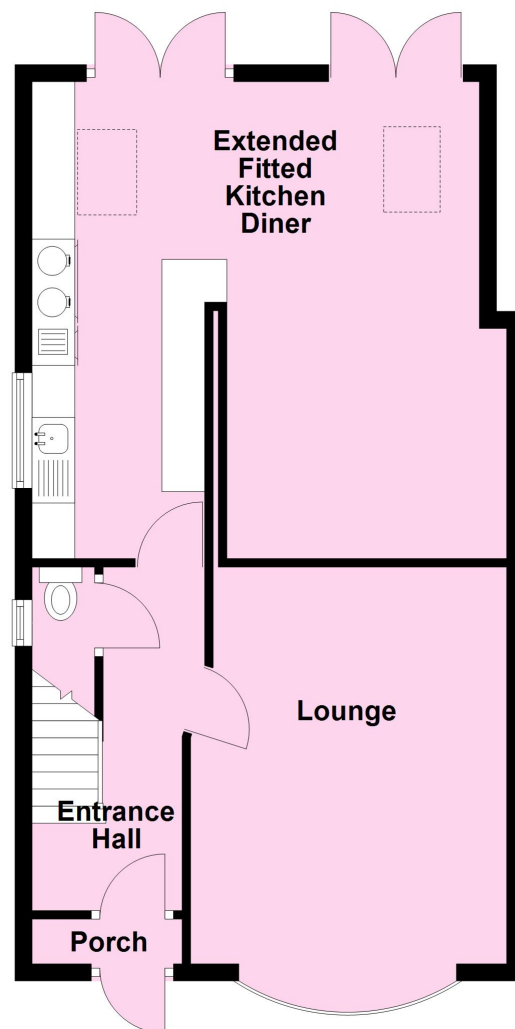
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



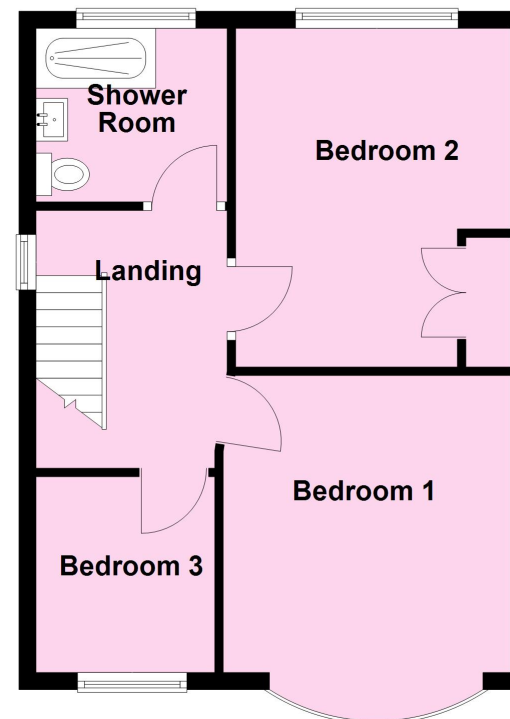
Ground Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

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