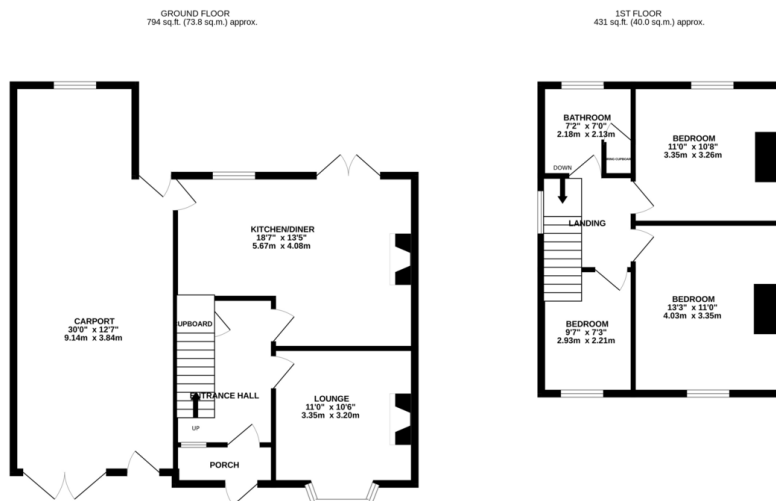




## FOR SALE

3 Bed Semi-Detached House in Wigston Lane, Aylestone, LE2 8DG  
£280,000

Immaculate semi detached property for sale in Aylestone. The property comes with a carport/workshop to the side which provide the ideal home working space or excellent storage for vehicles. The accommodation comprises porch, entrance hall, lounge, kitchen diner, carport/workshop, three bedrooms, bathroom, ample off road parking and well maintained rear garden.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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 specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Workshop/Carport
- Semi Detached
- Three Bedrooms
- Kitchen Diner
- Convenient Location
- Pleasant Rear Garden
- Well Presented Throughout
- Ample Off Road Parking

**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.

