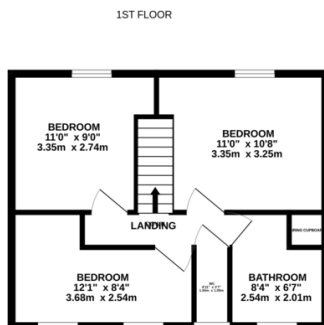
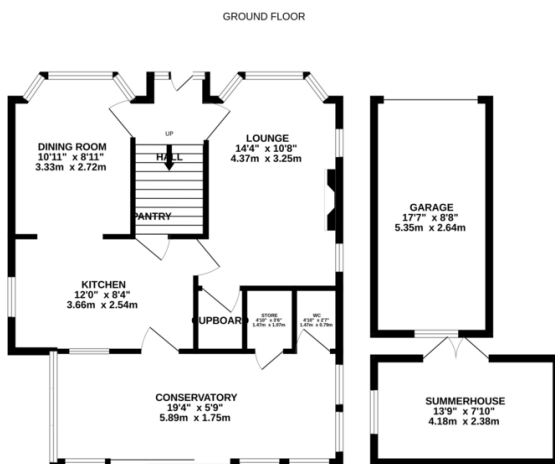




## FOR SALE

3 Bed Detached House in Wigston Lane, Aylestone, LE2 8DG  
£350,000

\*\*\* No Chain \*\*\* Detached family home for sale on an excellent size plot. Not only is there a generous amount of parking to the front but the rear garden is also larger than the average garden. The accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, downstairs w.c., three bedrooms, bathroom, separate w.c., detached brick summer house, detached garage, ample off road parking and good size rear garden.



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 is given as to their operability or efficiency can be given. Made with Metrage 02023

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Large Plot
- Detached
- Three Bedrooms
- Detached Garage
- Conservatory
- Convenient Location
- Downstairs W.C.

