



**112 Wigston Lane
Aylestone
Leicester
LE2 8TN**

Offers in Excess of £308,000

bettermove

Wigston Lane Leicester

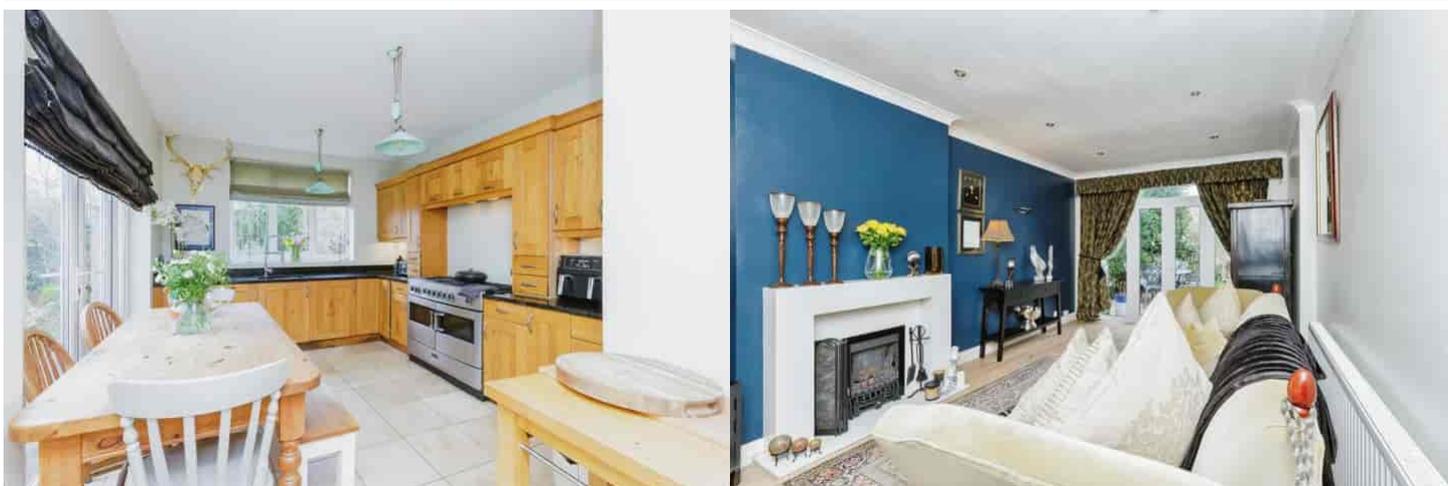
Bettermove are proud to present this 3 bedroom detached house Aylestone.

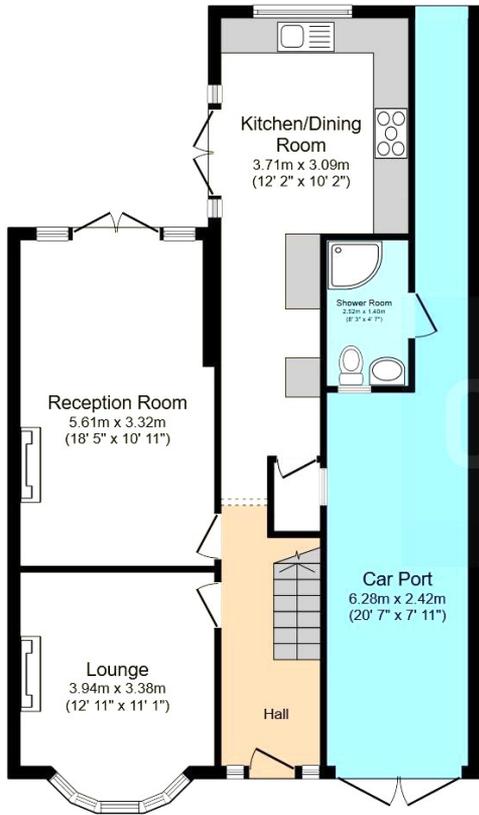
The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, reception room, Kitchen/Diner and a shower room on the ground floor. The first floor consists of 2 bedrooms and the family bathroom, with the master bedroom located on the second floor. The exterior boasts a car port and a private rear garden, perfect for enjoying the summer months.

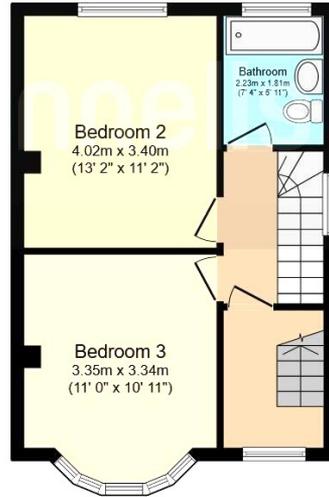
Located in the popular town of Aylestone, Leicester, the property is close to a range of amenities, including shops, schools, supermarkets, restaurants and pubs. Excellent transport connections can be found in a variety of train stations and bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

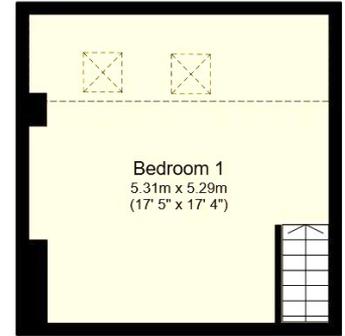




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk