

# Aston & Co

ESTATE & LETTING AGENTS



109 Leicester Road

, Wigston, LE18 1NS

£1,400 Per Month



3



1



2



D

AVAILABLE AUGUST 2026! THE PROPERTY IS HAVING A BRAND NEW KITCHEN, NEW FLOORING THROUGHOUT & NEW UPVC DOUBLE GLAZED WINDOWS INSTALLED ON THE FIRST FLOOR.

The property comprises; entrance hallway with storage under the stairs, dining room at the front, lounge at the rear, kitchen & potting room on the ground floor. To the first floor are three bedrooms and a fully fitted shower room.

The property has off road parking, garage, gas central heating and a large enclosed rear garden space.

- Three Bedrooms Semi Detached Home
- Lounge, Dining Room & Potting Room
- BRAND NEW KITCHEN TO BE INSTALLED
- NEW FLOORING BEING INSTALLED THROUGHOUT
- Beautiful Large Enclosed Rear Garden
- Off Road Parking & Detached Garage Space
- Downstairs W/C & Upstairs Bathroom
- Available August 2026
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax C / EPC Rating D



## Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

## Tenancy Information

- Price : £1400 PCM
- Holding Deposit: £323.00 (one weeks rent)
- Deposit : £1615.00 (including the holding deposit)
- Council tax band : C

## Lounge

17'4" x 10'10" (5.28m x 3.30m)

With feature fireplace and open fire, French doors to the rear, windows to the rear, picture rail, two radiators and telephone point.

## Dining Room

12'4" x 12'1" plus bay (3.76m x 3.68m) (3.76m x 3.68m plus bay (0.91m.23.16mm x 0.91m.20.7)

## Kitchen

11'1" x 11'9" (3.38m x 3.58m)

Currently under renovation

## WC

6 x 3'2 (1.83m x 0.97m)

## Bedroom

12'2 x 10'11 (3.71m x 3.33m)

## Bedroom

11'9 x 10'10 (3.58m x 3.30m)

## Bedroom

7'11 x 7 (2.41m x 2.13m)

## Shower Room

11'2 x 5'7 (3.40m x 1.70m)

## Outside

The front of the property is paved and provides ample off road parking. There is a detached timber framed workshop/garage which has an up and over door, courtesy door to the rear garden, light, power, three windows to the side elevation and window to the rear. The rear garden has huge potential. There are several different areas for flowers, vegetables and lawn. You could either regenerate the spaces as they are or landscape to create a fantastic outside space. The garden is mature and not overlooked.



## Floor Plan



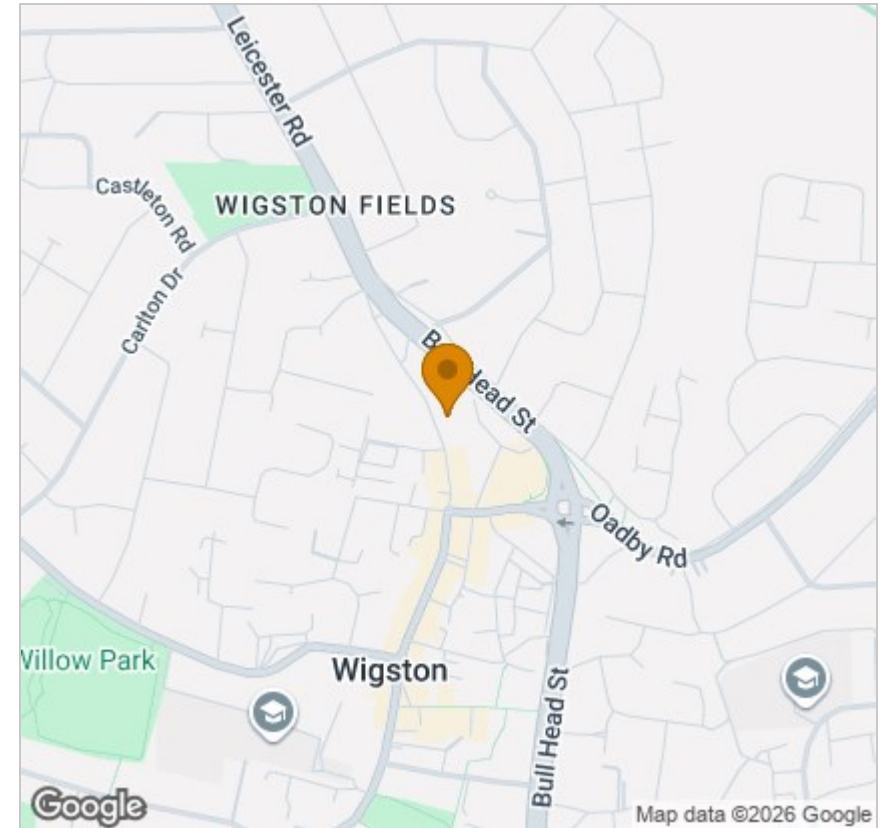
## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

