



## Willow Park Drive, Wigston

In Excess of £400,000

A stylishly appointed THREE-BEDROOM DETACHED family home with solar panels (4KW) INCORPORATING A BUILDING PLOT WITH PLANNING CONSENT FOR A TWO-BEDROOM DETACHED BUNGALOW AND A DOUBLE GARAGE.





**Entrance Porch**

Entered via a solid wooden door with double-glazed windows to the front elevation and a double-glazed door providing access to the entrance hall.



**Entrance Hall**

With oak flooring, stairs to the first-floor landing and a radiator.

**WC**

With uPVC double-glazed window to the side elevation and low-level WC.

**Reception Room**

18' 4" x 14' 3" (5.59m x 4.34m)

A spacious L-shaped reception room with two uPVC double glazed windows to the front elevation, oak flooring, chimney breast with living flame effect gas fire, TV point, bi-folding doors and a radiator.



**Reception Room Two**

13' 6" x 14' 2" (4.11m x 4.32m)

With uPVC double glazed windows to the rear elevation, ceramic tiled flooring and a door leading to the breakfast kitchen.



**Breakfast Kitchen**

20' 0" x 8' 6" (6.10m x 2.59m)

With uPVC double-glazed windows to the side and rear elevation, uPVC French doors to the rear elevation, wood effect flooring, a range of Cooke and Lewis gloss effect wall and base units with work surfaces over and matching colour splashbacks, stainless steel sink, drainer, mixer tap, four ring gas hob, double oven, extractor fan, dishwasher, and a radiator.

**First Floor Landing**

With a uPVC double-glazed window to the front elevation, cupboard and a loft inspection hatch.

**Bedroom One**

12' 4" x 11' 0" (3.76m x 3.35m)

With a uPVC double-glazed window to the rear elevation, built-in wardrobes, an additional built-in cupboard and a radiator.



**Bedroom Two**

11' 1" x 10' 1" (3.38m x 3.07m)

With a uPVC double-glazed window to the rear elevation, a built-in wardrobe and a radiator.

**Bedroom Three**

9' 0" x 8' 3" (2.74m x 2.51m)

With a uPVC double-glazed window to the front elevation and a radiator.







ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND ANY OTHER RELEVANT AGENCIES FOR THE PROPOSED DEVELOPMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.

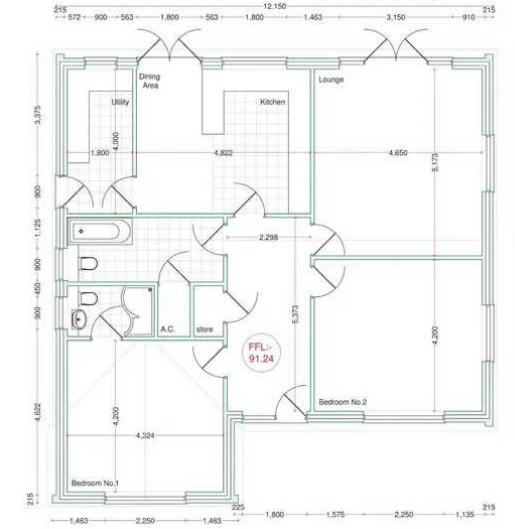
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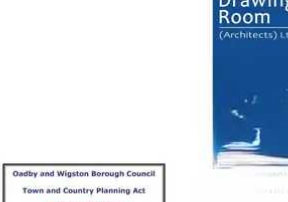
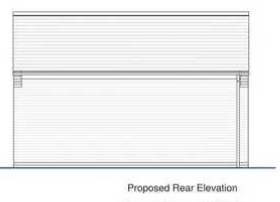
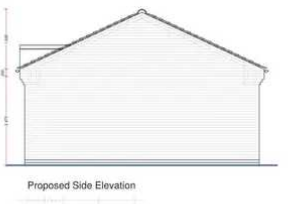
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Oadby and Wigston Borough Council  
Town and Country Planning Act  
**APPROVED**



- Materials to be:-
- Bricks- Istock- Rutland red draglage or Atlas stratford red draglage or Ravenshead red rustic
  - Tiles- Redland Sandlott standard tile- Rustic Plain or sandface). Forticrete V2's converter red tile (no sandface).
  - Windows - RAL 7016- Anthracite Grey



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### **Shower Room**

6' 2" x 5' 5" (1.88m x 1.65m)

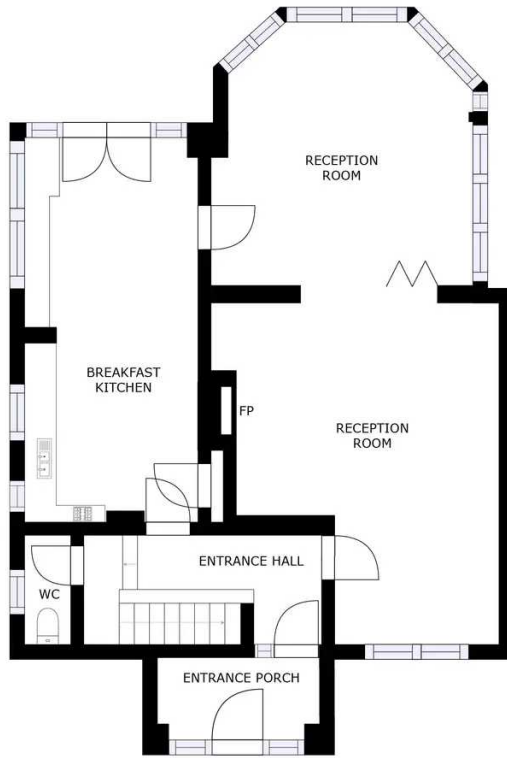
With a uPVC double glazed window to the rear elevation, corner shower cubicle with shower over, low-level WC, wash hand basin, laminated splashbacks and a feature chrome towel rail.

### **Rear Garden**

A spacious rear garden with planning permission granted for a two-bedroom detached bungalow and double garage - plans are available to view at our Wigston office. The rear garden currently has a well-maintained lawn, patio seating area, mature and established flower beds, mature trees, well-maintained fenced perimeter borders, side access to the front elevation and solar panels (4kW).

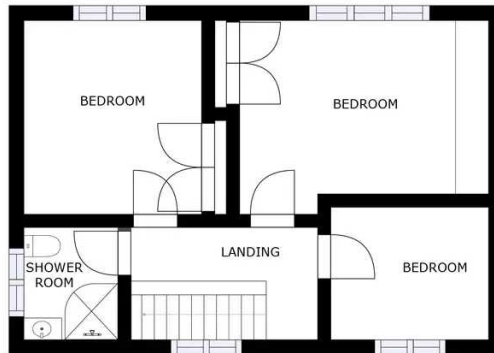
### **Parking**

On Drive - for three vehicles



1ST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and popular local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.