

St. Wolstans Close, Wigston

In Excess of £425,000

Extended detached family home in Wigston with FIVE bedrooms, driveway, garage, low-maintenance garden, excellent transport links, and SCHOOLS.





Porch

Providing access to:

Entrance Hall

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

Through Lounge Diner

26' 4" x 11' 6" (8.03m x 3.51m)

With a double-glazed bay window to the front elevation, double glazed sliding patio doors to the rear elevation, coving to the ceiling, electric fire with surround, Tv point and two radiators.

Kitchen

13' 7" x 9' 6" (4.14m x 2.90m)

With a double-glazed window to the rear elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashback, breakfast bar, built-in cupboard, four ring gas hob, extraction hood, oven, radiator and a door leading to:

Lobby

With a double-glazed door leading to rear garden and door leading to:

Downstairs WC

With a double-glazed window to the side elevation and a WC.

First Floor Landing



Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m)

With a double-glazed window to the front elevation, built-in wardrobes and a radiator.

Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)

With a double-glazed window to the front elevation, built-in wardrobes and a radiator.

Bedroom Three

13' 10" x 7' 3" (4.22m x 2.21m)

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

Bedroom Four

9' 7" x 7' 9" (2.92m x 2.36m)

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

Bedroom Five

8' 4" x 6' 10" (2.54m x 2.08m)

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

Bathroom

7' 4" x 5' 10" (2.24m x 1.78m)

With a double-glazed window to the rear elevation, bath with shower over, Wc, wash hand basin, tiled splashbacks and a radiator.









Driveway

Leading to a:

Garage

With up and over door to the front elevation.

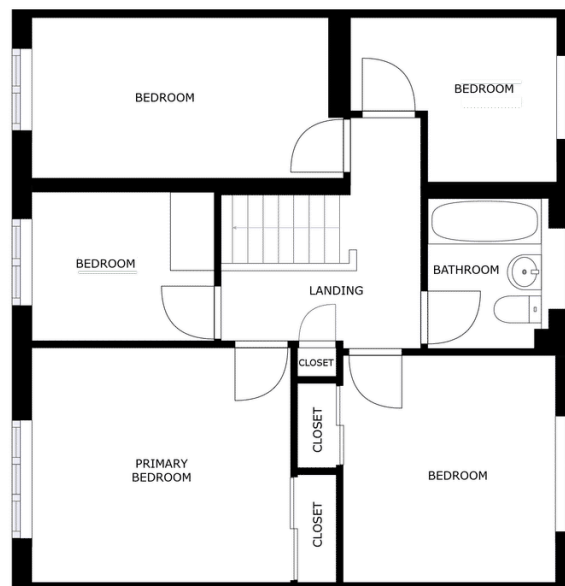
Garden

A well maintained rear garden with a patio seating area, lawn, mature and established flower beds and well-maintained borders.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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