

St. Ives Road, Wigston

£330,000

Beautifully presented 3 bed detached home with extended lounge diner, fitted kitchen, home office, driveway for 3 cars, private garden, and fitted wardrobes. Sought-after Little Hill Estate.





Entrance Hall

With stairs to the first floor, wood effect flooring, double glazed door to the front elevation and a radiator.

Home Office

11' 3" x 8' 1" (3.42m x 2.46m)

A bright and versatile space, perfect for remote working or as a secondary reception room. Featuring a double-glazed window overlooking the front of the property, a radiator, meter cupboard and dedicated storage with a desk and cupboards below.

Utility Area / Storeroom

8' 4" x 5' 1" (2.53m x 1.55m)

A practical area offering excellent utility space. It includes wall and base units with work surfaces over, dedicated space for a fridge-freezer and a tumble dryer. There is space for a washing machine which plumbing would need to be added. The boiler is also housed here.



Kitchen

11' 5" x 7' 6" (3.48m x 2.28m)

This modern fitted kitchen is well-equipped with a range of wall and base units and complementary work surfaces. Integrated appliances include a built-in electric oven, a five-ring gas hob with a stainless steel chimney hood over, a built-in fridge and freezer, and a built-in dishwasher. The space also features a one and a half bowl stainless steel sink and drainer unit, a tiled floor, and a double-glazed window to the front elevation.



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Extended L-Shaped Lounge Diner

22' 8" x 19' 0" (6.90m x 5.79m)







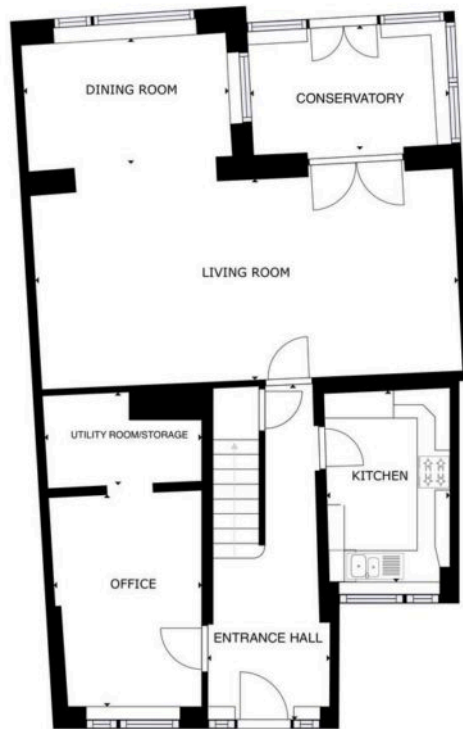


Garden

Paved patio leading to mainly lawned rear garden with flowerbeds to borders. Further raised paved seating area to the rear. Covered storage to the side and further gated side access. Outside lighting and attached clothes dryer.

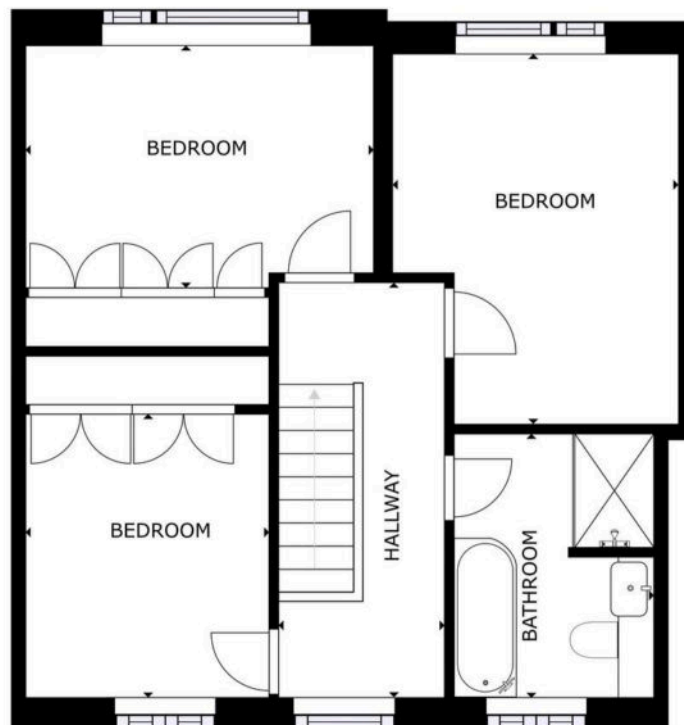
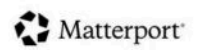
Parking

Tarmac driveway providing off-road parking for up to three vehicles.



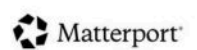
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 850 sq ft, FLOOR 2: 567 sq ft
TOTAL: 1417 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 850 sq ft, FLOOR 2: 567 sq ft
TOTAL: 1417 sq ft
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The Little Hill Estate is a highly popular, established residential area forming part of the larger town of Wigston, situated approximately five miles south of Leicester City Centre. The estate is well-served by local green areas, most notably Little Hill Park. This recreational space is valued by residents for its clean, spacious grounds, well-maintained playgrounds, and pleasant walking paths, ideal for families and dog owners. While benefiting from the extensive amenities of Wigston Magna, the Little Hill area itself has convenient local shops, primary school and services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



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