



## 6 BRIDPORT CLOSE

WIGSTON, LEICESTERSHIRE LE18 2JX

GUIDE PRICE: £475,000

An immaculately presented, four/five bedroom detached family home positioned on a particularly wide plot with plenty of scope for further extension if required (subject to the necessary planning consents). The property has been meticulously maintained and upgraded throughout and enjoys stunning gardens to the rear.

Porch • entrance hall • cloakroom • sitting room • dining room • refitted kitchen • side utility • ground floor bedroom five/second sitting room • ground floor shower room • four first floor bedrooms • refitted bathroom • lawned front gardens • large block paved driveway • triple garage • lawned rear gardens • EPC - D

#### Location

Wigston offers a good range of local amenities including shopping, popular local schools, the M1 and M69 motorway networks and Fosse Retail Park just a short distance away.

#### Accommodation

A uPVC porch and inner door leads into an entrance hall housing the stairs to the first floor, a cloaks cupboard and a cloakroom with a white two piece suite. The sitting room has a cast iron log burner with a slate hearth and sliding patio doors leading onto the rear garden. The dining room has sliding patio doors to the rear garden. The refitted kitchen has a range of cream, urban gloss fronted eye and base level units and drawers with ample preparation surfaces, a Neff oven and induction hob with a stainless steel/glass canopy extractor unit over, a polycarbonate one and a quarter bowl sink unit with a chrome mixer tap above, integrated dishwasher, fridge and wine cooler. A side utility lobby with doors to both the front and rear elevations provides eye and base level units with worktops and a stainless steel sink, plumbing for an automatic washing machine and space for a condenser dryer, tiled flooring and access into the triple garage.

An inner hallway leads to ground floor bedroom five/second sitting room with a large walk-in storage cupboard and uPVC double glazed sliding patio doors to a shower room with a white three piece suite comprising a low flush WC, pedestal wash hand basin and a corner shower cubicle. To the first floor a landing houses a useful built-in storage cupboard and gives access to four bedrooms, the master having built-in wardrobes and a refitted family bathroom housing the built-in airing cupboard with an enclosed WC, a wash hand basin with cupboard beneath, a panelled bath with shower over and a chrome heated towel rail.

#### Outside

To the front of the property are lawned gardens and a large block paved driveway providing ample off street car standing and access to a triple garage. To the rear of the property are beautifully maintained gardens with large paved patio area, formal lawned and decked areas, a pond, timber shed and mature stocked borders.

**Tenure:** Freehold

**Local Authority:** Oadby & Wigston Council, **Tax Band:** E

**Conservation Area:** No

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** yes

**Wayleaves, Rights of Way & Covenants:** None known

**Flooding issues in the last 5 years :** None known

**Accessibility:** None

**Planning issues:** None known







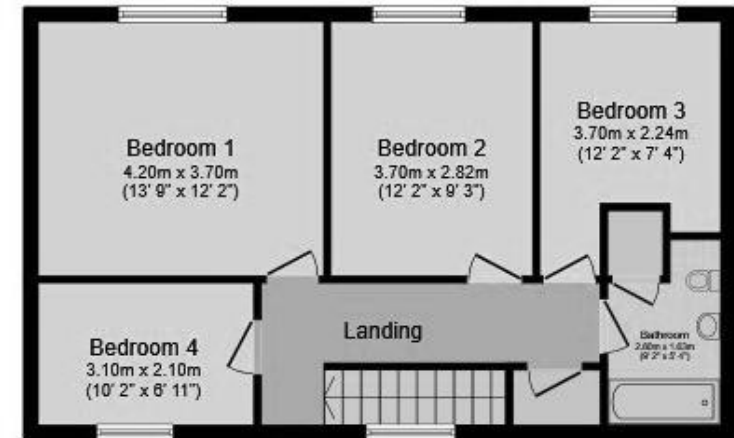
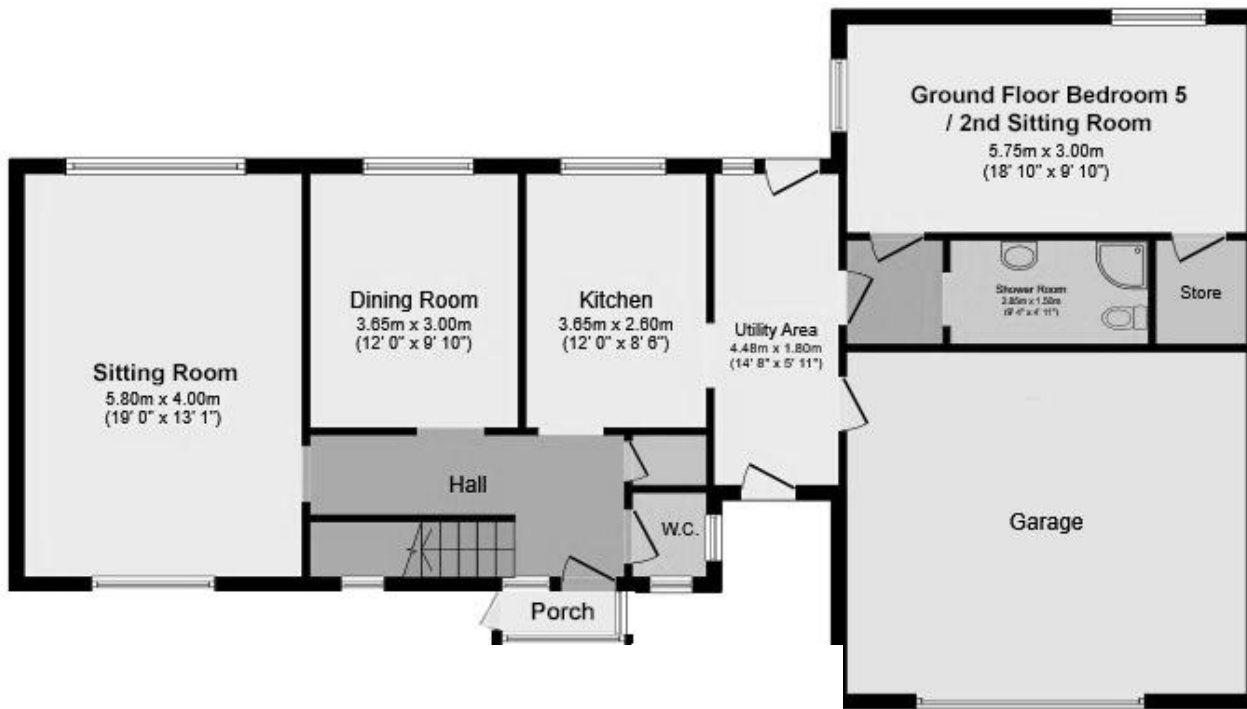
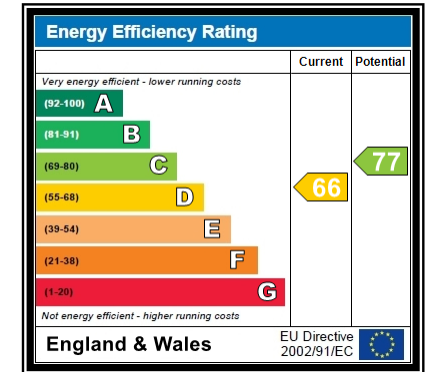




**6 Bridport Close Wigston, Leicestershire LE18 2JX**

Total Approximate Gross Internal Floor Area  
1550 SQ FT / 144 SQ M

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesseilicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesseilicks.com](http://jamesseilicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

