

JAMES
SELLICKS

9 HEATHFIELD ROAD

WIGSTON, LEICESTER
LE18 1JR

GUIDE PRICE: £325,000



A spacious and extended, three bedroom detached family home, offering scope for further upgrading (subject to necessary planning consents) offered for sale with no upward chain.

Porch • sitting room • breakfast kitchen • breakfast room • extended garden room • side lobby • three bedrooms • extended bathroom • driveway • single garage • well maintained lawned rear gardens • formal pond • EPC - D

Location

Wigston is located approximately three miles south of the city centre and offers a wide range of local facilities including superstores, local shopping, schooling, social and recreational facilities. Convenient access to the motorway networks is located just three miles away at Fosse Park, as well as the M69 and junction 21 of the M1.

Accommodation

A uPVC front door leads into a porch with a glazed inner door leading to a hallway area with a highline window to the lobby, housing the stairs to the first floor and being open to the sitting room with a timber fireplace surround and electric fire inset into a chimneybreast recess on tiled hearth, built-in storage and display cupboards, ceiling coving and a window to the front. The spacious breakfast kitchen has a good range of eye and base level units and drawers, roll edge laminated work surfaces, tiled splashbacks, a stainless steel sink and drainer unit with mixer tap and window above, integrated New World oven and four-ring gas hob with concealed extractor unit above, plumbing for a dishwasher and washing machine, a built-in pantry cupboard and slate flooring. An archway leads into the breakfast room, with tiled flooring, a window to the side and beamed ceiling. Off the kitchen is a sun room, of brick and uPVC construction with a ceiling fan, tiled flooring, double doors leading to the garden and a door to a side lobby with access to the garage.

The first floor landing has a window to the side. The master bedroom has built-in wardrobes and a window to the rear. Bedroom two houses the boiler cupboard and Worcester wall mounted boiler within and has a window front. Bedroom three has a window to the front. The extended family bathroom has two windows to the rear and provides a four piece suite comprising a low flush WC, inset wash hand basin with cupboard beneath, a corner bath and shower cubicle.

Outside

To the front of the property are planted gardens behind a low level wall with iron railings and twin gates to a block paved driveway providing off street car standing and access to a single garage. To the rear of the property are beautifully stocked, pretty gardens, mainly laid to lawn with paved patio areas, a formal pond, a huge variety of plants, trees, flowers and shrubs, and fenced boundaries.

Tenure: Freehold, Conservation Area: No

Local Authority: Oadby & Wigston Council, Tax Band: D

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

Broadband delivered to the property: Unknown

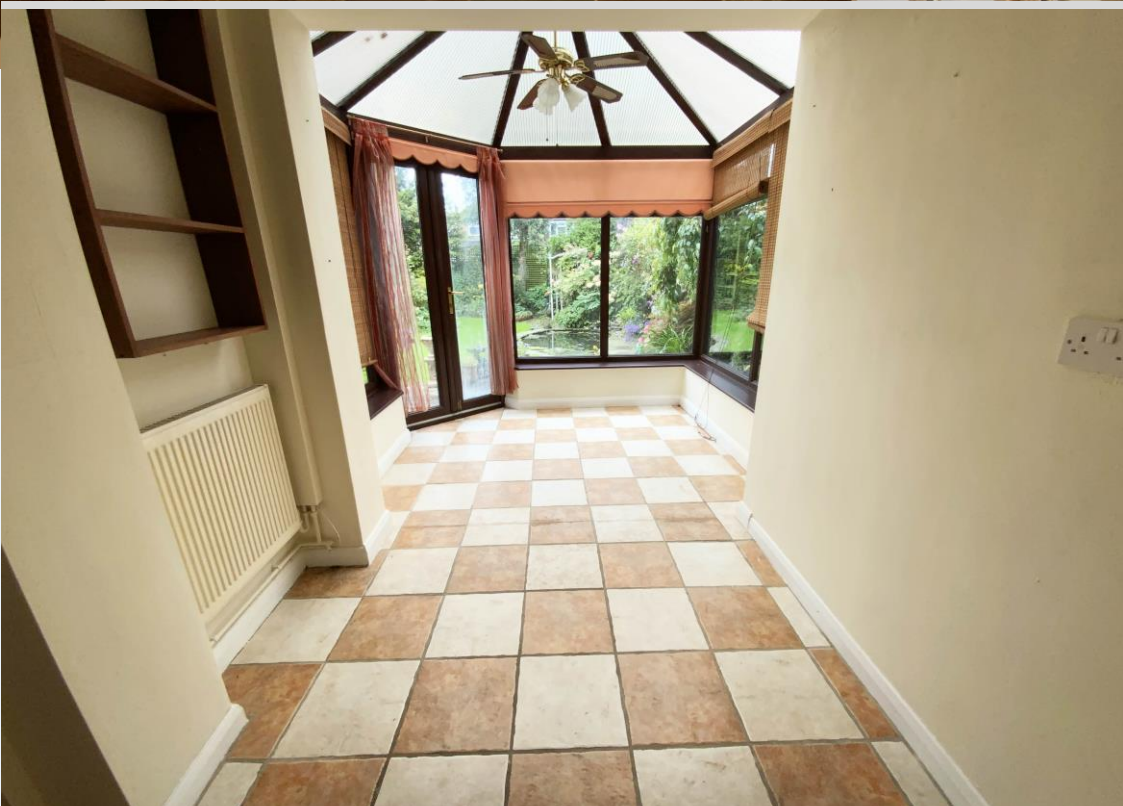
Wayleaves, Rights of Way & Covenants: None Known.

Flooding issues in the last 5 years : None Known

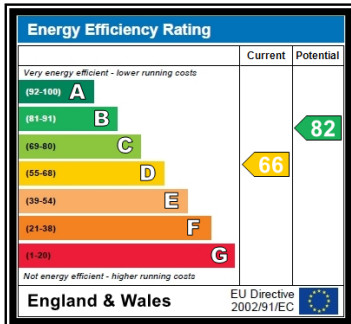
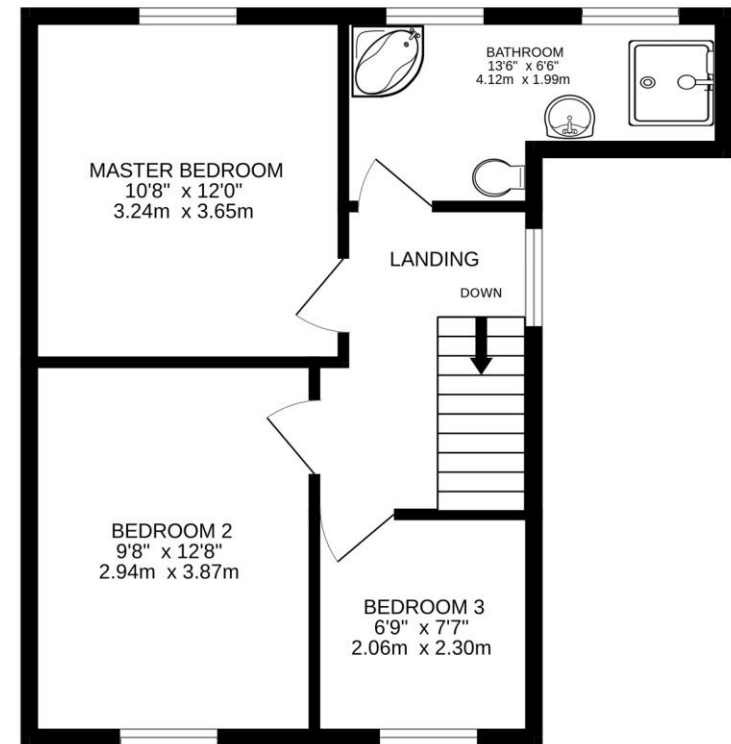
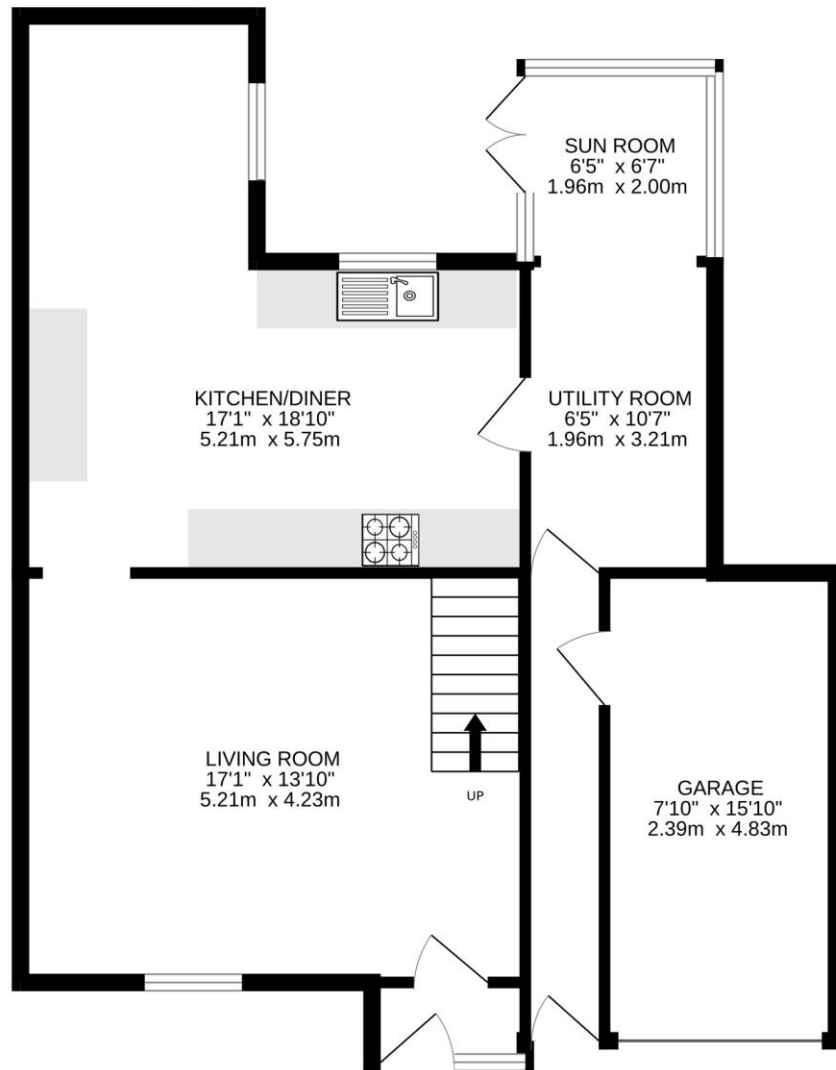
Accessibility & Planning issues: None Known

Please Note: This matter is being dealt with by a Solicitor with no knowledge of the property and therefore these particulars must not be relied upon.









9 Heathfield Road Wigston, Leicester LE18 1JR

Total Approximate Gross Internal Floor Area = 1219 SQ FT / 113 SQ M

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

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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.

