

JAMES SELLICKS

67 ST. IVES ROAD

WIGSTON, LEICESTER LE18 2JB

GUIDE PRICE: £275,000



A stunning, two bedroom semi-detached bungalow positioned on a quiet cul-de-sac on the popular Little Hill estate in Wigston, having undergone a comprehensive scheme of refurbishment including a new bathroom, flooring and re-decoration throughout.

Entrance hall • sitting room • modern kitchen • two bedrooms • refitted shower/wet room
• driveway • single brick built garage • good-sized rear lawned gardens • EPC - C

Location

The property is located on the edge of the Little Hill estate in Wigston, a popular town situated approximately two and a half miles south east of the city centre. Wigston itself offers an excellent range of day-to-day neighbourhood shopping facilities, public houses, a church and good local schooling; there are also excellent recreational facilities within the area and good access to the M1/M69 motorway networks and Fosse Retail Park.

Accommodation

The property is entered via a side doorway and a uPVC double glazed front door into an entrance hall housing the meter and boiler cupboards (Worcester boiler within). The sitting room has a raised contemporary electric fireplace and a large uPVC double glazed bay window to the front elevation.

The kitchen has a range of eye and base level units and drawers, a further larder unit, ample preparation surfaces, a polycarbonate sink with flexible mixer tap over, Bosch electric oven with four-ring gas hob and stainless steel extractor above, space and plumbing for an automatic washing machine and tumble dryer.

The property has two bedrooms, each with a window to the rear, the master having built-in wardrobes and a refitted shower/wet room with a low flush WC, an inset wash hand basin with cupboards under and a shower enclosure, chrome heated towel rail.

Outside

To the front of the property is a large paved driveway providing ample car standing space and access to single brick-built garage. To the rear of the property are paved patio areas and lawned gardens with a timber shed.

Tenure: Freehold

Conservation Area: No

Local Authority: Oadby & Wigston

Tax Band: B

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

Broadband delivered to the property: Full fibre, 216mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years : None our Clients are aware of.

Accessibility Modifications : Wheelchair ramp

Planning issues: None our Clients are aware of.









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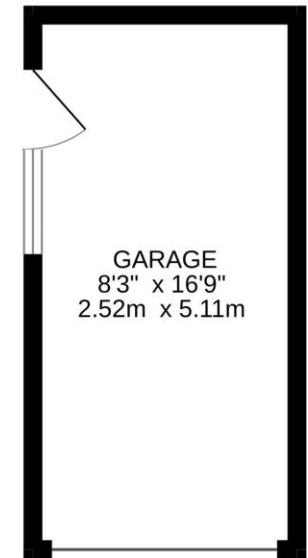
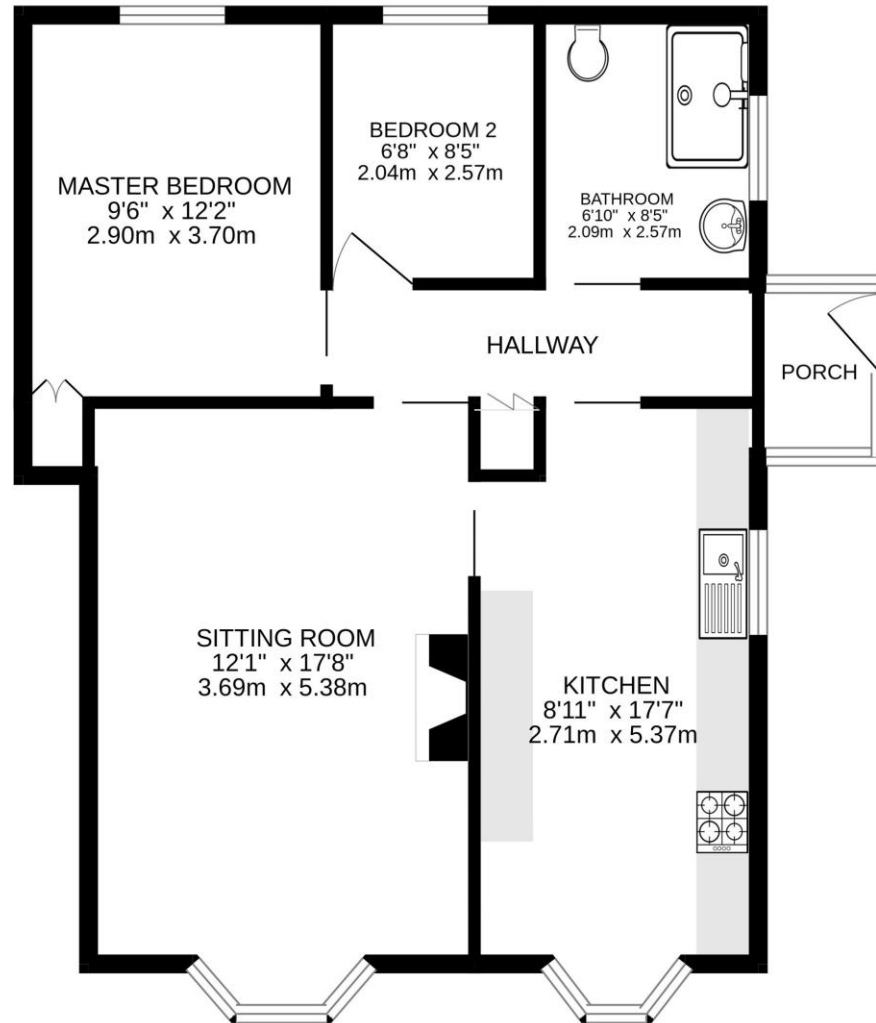
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Measures and Other Information

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.



67 St. Ives Road, Wigston, Leicester LE18 2JB

Total Approximate Gross Internal Floor Area = 818 SQ FT / 76 SQ M

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

