

JAMES SELICKS

40 FALMOUTH DRIVE

WIGSTON, LEICESTER
LE18 2HJ

GUIDE PRICE: £265,000



An attractively presented, three bedroom semi-detached property located in the heart of Wigston, thought suitable for first time buyers and upsizers alike.

Porch • entrance hall • through lounge/dining room • kitchen • three double bedrooms • bathroom • frontage • landscaped garden • wooden shed and playhouse • EPC - C

Location

Wigston is a popular town situated approximately two and a half miles south east of the city centre, with an excellent range of day-to-day 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 associated Fosse Retail Park.

Accommodation

A uPVC porch with engineered wood flooring and underfloor heating, and an inner door leads into the entrance hall, also with engineered wood flooring, housing the stairs to the first floor. The spacious through lounge/dining room has a uPVC window to the front, a gas fire behind an oak cover and patio doors leading onto the rear garden. The contemporary kitchen has windows to the front and rear and boasts an excellent range of eye and base level units and drawers, glazed display cabinets, black Corian style preparation surfaces, metro tiled splashbacks and an undermounted stainless steel one and a half bowl sink with Chef's tap over. Integrated appliances include a Hotpoint dishwasher, Zanussi five-ring gas hob with black extractor unit above, Bosch microwave and Zanussi double oven, plus space and plumbing for an American style fridge-freezer and washer/dryer. There is laminate wood effect flooring with underfloor heating, inset ceiling spotlights, a useful understairs storage cupboard with a pull-out shoe rack, and a uPVC door to the rear patio.

To the first floor is a landing with wood laminate effect flooring, housing the airing cupboard. The master bedroom has built-in wardrobes and dressing table, overstairs alcove storage, a uPVC window to the front, wood laminate effect flooring, half feature panelled walls and a cast iron radiator. Bedroom two has a uPVC window to the front and a built-in storage cupboard. Bedroom three has solid wood flooring, a uPVC window and overstairs alcove storage. The bathroom has uPVC windows to the side and rear, and provides a panelled bath with shower over, a wash hand basin with storage beneath and a low flush WC, chrome heated towel rail, half wood panelled walls, inset ceiling spotlights and Parquet style flooring.

Outside

To front of the property is a gravelled frontage with trees and central steps to the front door. The rear garden is pleasantly landscaped, with a smart patio entertaining area, a raised sleeper bed and steps up to a lawned area, a wooden shed with power and lights, wooden playhouse and a side lean-to providing useful storage space.

Tenure: Freehold

Local Authority: Oadby & Wigston City Council, **Tax Band:** B

Conservation Area: None.

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

Broadband delivered to the property: Fibre & cable, 187mbps

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

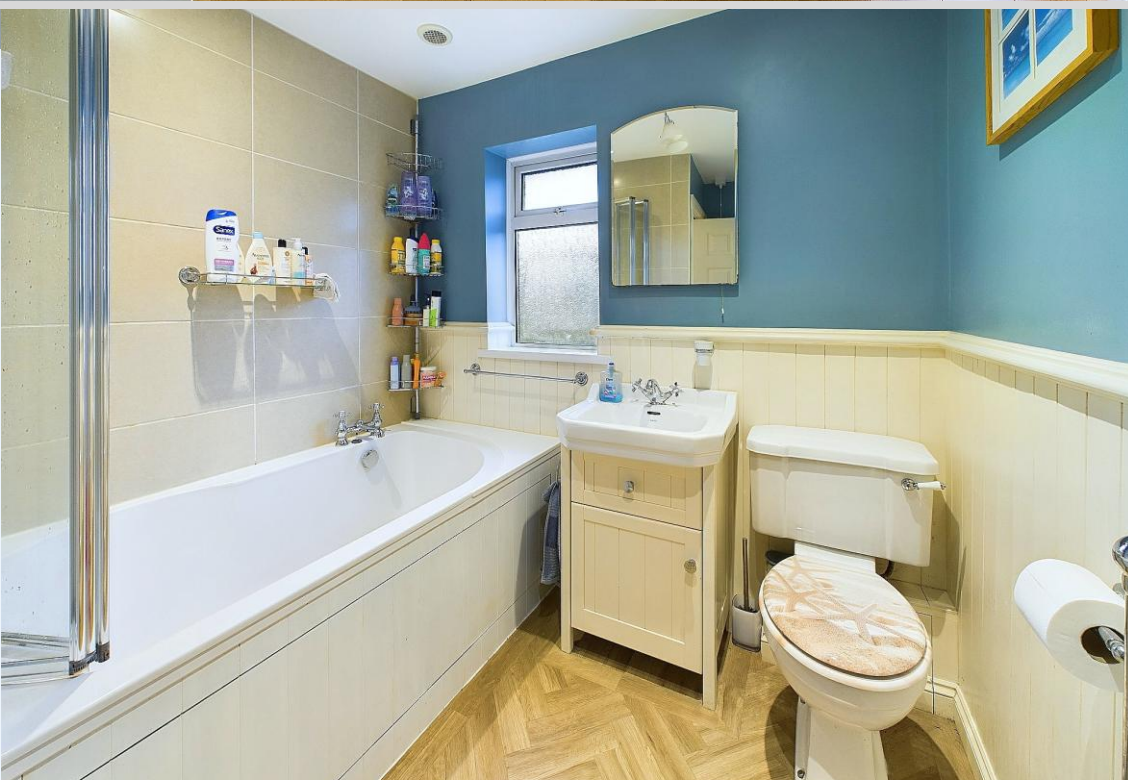
Flooding issues in the last 5 years : None our Clients are Aware of.

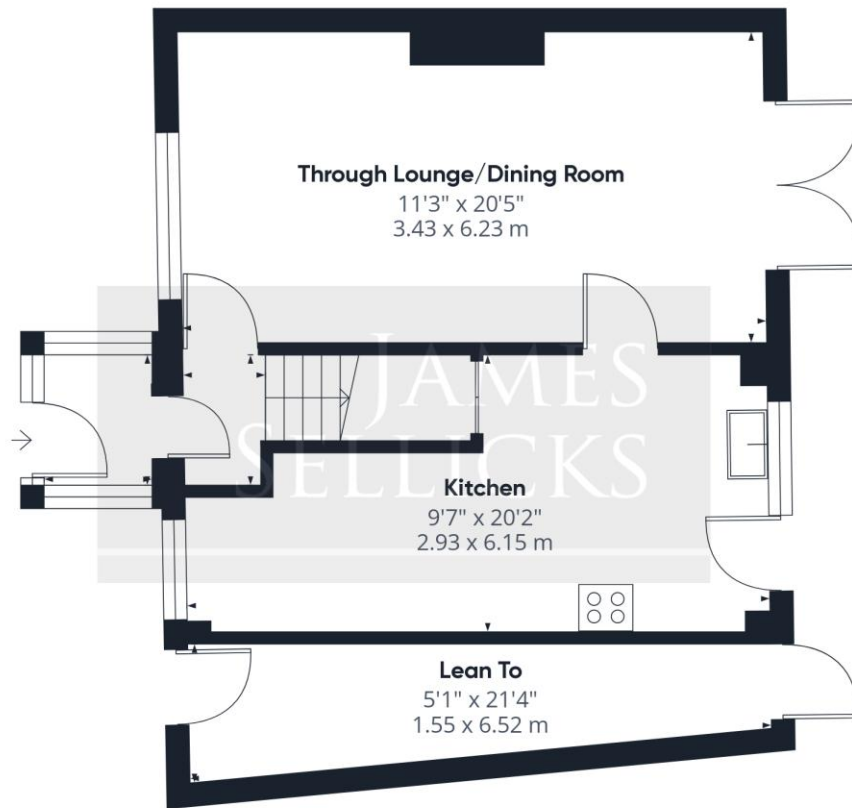
Accessibility Issues : Steps to the front door.

Planning None our Clients are Aware of.

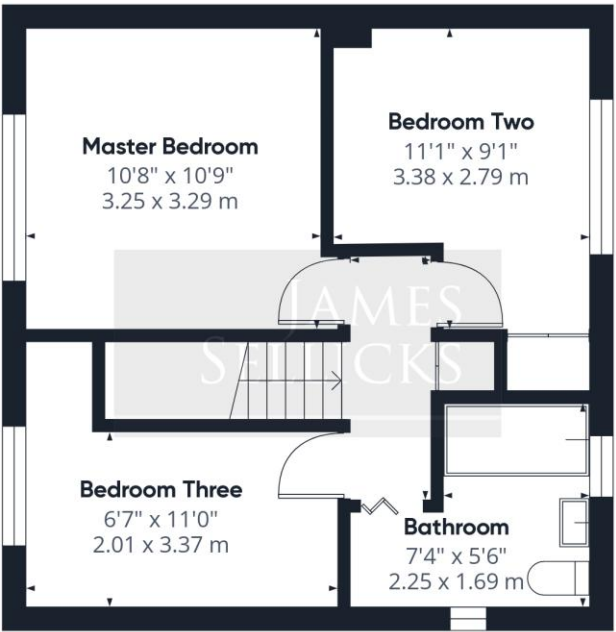








Floor 1



Floor 2

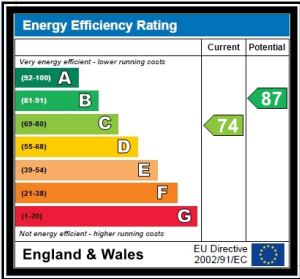
Approximate total area⁽¹⁾
912.89 ft²
84.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

