

JAMES SELICKS

1 CLAYHILL FIELD

WIGSTON, LEICESTERSHIRE
LE18 3US

GUIDE PRICE £465,000



An attractive and modern, extended four bedroom detached family home located on this popular development providing convenient access to both Oadby and Wigston.

Entrance hall • cloakroom • boot room • wet room • sitting room • kitchen • garden room • master bedroom • en-suite • three further bedrooms • bathroom • driveway • single garage • south-facing rear garden • fire escape windows to all first floor bedrooms • security alarm & CCTV system • EPC - B

Location

Wigston is a popular town, lying south of Leicester city centre, offering a good range of local amenities including shopping, popular local schools, M1 and M69 motorway networks and associated Fosse Retail Park found only a short distance away.

Accommodation

The property is entered via a composite door leading into a spacious entrance hall with slate effect tiled flooring, housing the stairs to the first floor with a useful understairs storage cupboard beneath and a ground floor cloakroom with a two piece suite. A boot room with a window to the rear and slate effect tiled flooring provides further white appliance space and access to a superb wet room with an opaque glazed window, drench and personal shower heads, handrails, inset ceiling spotlights, a chrome heated towel rail, fully tiled walls and non-slip flooring.

The sitting room has a window to the front elevation, slate effect tiled flooring and French doors leading into a garden room (currently used as a dining room). The stunning kitchen is the heart of this lovely home, boasting an excellent range of white eye and base level units and drawers, under unit lighting, wooden preparation surfaces, tiled splashbacks and a stainless steel sink and drainer unit with mixer tap over plus a further tap for boiling and spring water with a jet and sprinkle nozzle. Integrated Electrolux appliances include a stainless steel oven four-ring hob with stainless steel chimney style extractor unit over, a fridge-freezer, dishwasher and automatic washing machine and a further stainless steel Hotpoint combination oven/microwave/grill with warming drawer beneath, housed within an island unit with a white surface, providing breakfast bar space. There are windows to the side and rear elevations, and is open to the brick and uPVC garden room, having a glazed roof with fitted blinds, a radiator, slate effect tiled flooring and French doors onto the garden.

To the first floor is a landing providing loft access, with a window to the rear. The master bedroom has windows to the side and rear and a new en-suite providing an enclosed WC, pedestal wash hand basin and a walk-in glazed shower with drench and personal shower heads, an opaque glazed window to the side, part tiled walls and wood effect porcelain tiled flooring. Bedroom two is a double, with windows to the front and side and sliding wardrobe storage. The third bedroom is also a double, with a window to the front and sliding wardrobe storage. Bedroom four has a window to the rear. The accommodation is completed by a family bathroom, with an enclosed WC, pedestal wash hand basin and a panelled bath with a glazed screen and shower over, part tiled walls and wood effect porcelain tiled flooring.







Outside

To the front of the property is a hedged frontage with a paved central path to the front door. A side driveway provides off street parking for two vehicles and access to a single garage with an up and over door, power, lighting and a personal door to the garden. Gated sided access leads to the landscaped south-facing rear garden which is partly lawned with patio, slate chipped and composite decked areas, a pergola, walled and fenced boundaries.

Tenure: Freehold

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

Listed Status: None.

Conservation Area: None.

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

Broadband delivered to the property: Full fibre, 152mbps.

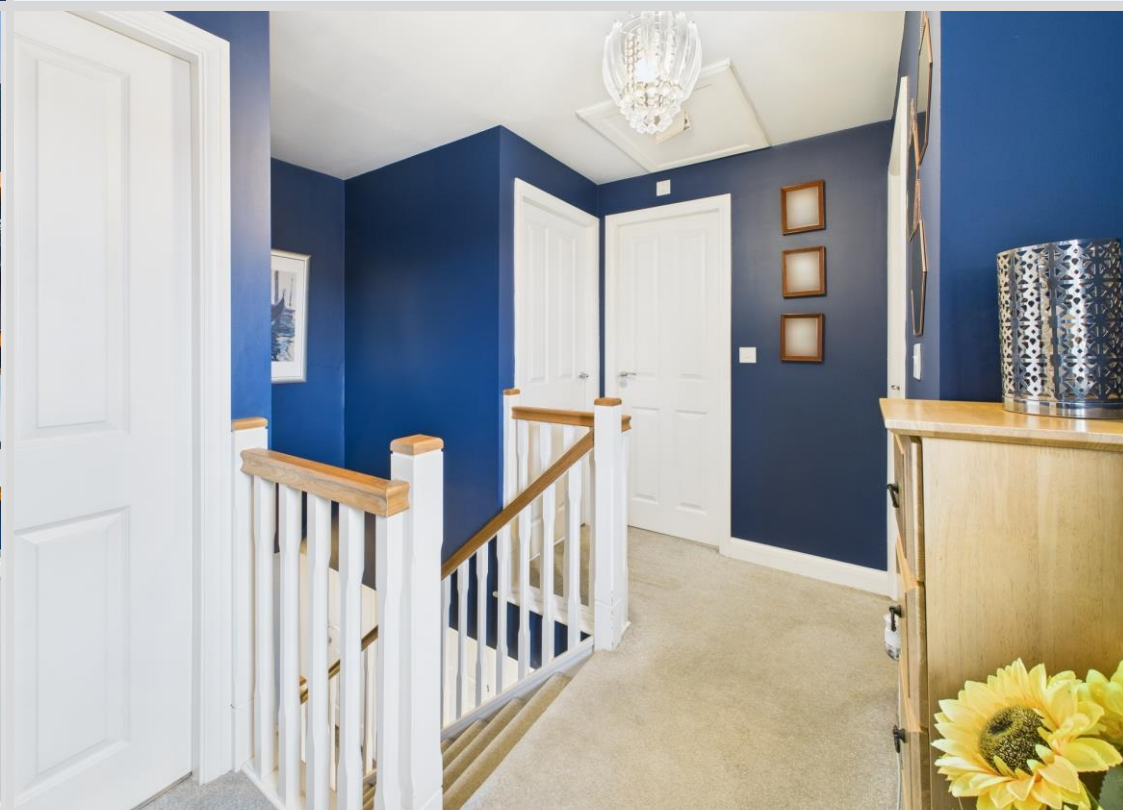
Non-standard construction: Believed to be Standard.

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

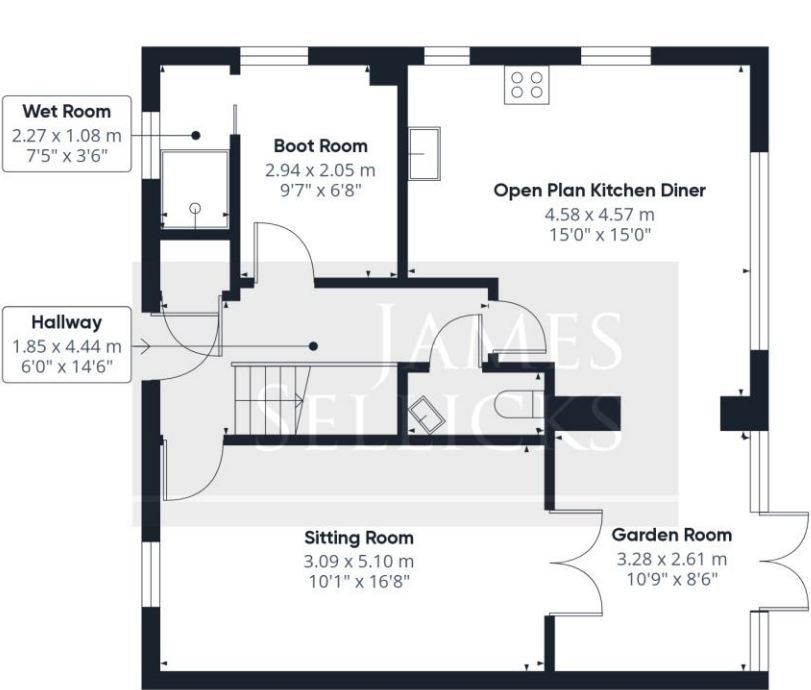
Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: A ramp and handrails have been added at the front door. The ground floor has a wet room and wider than average doors.

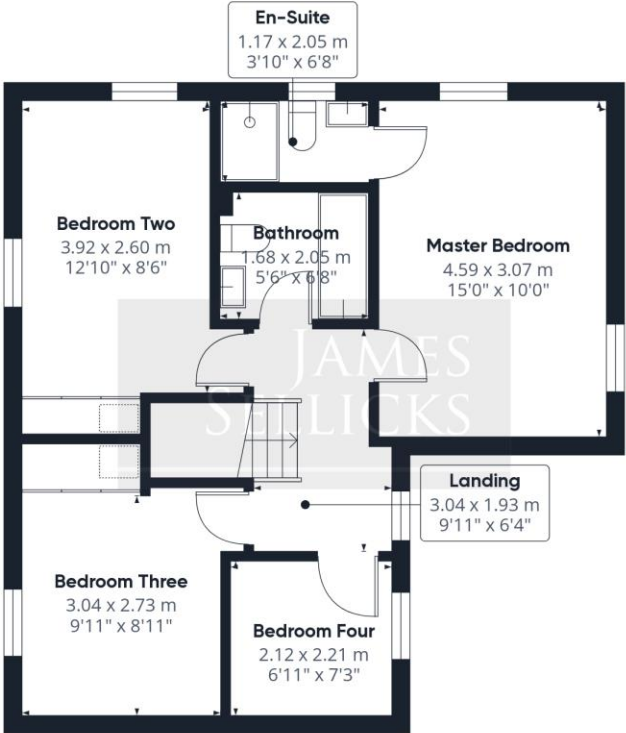
Planning issues: None our Clients are Aware of.



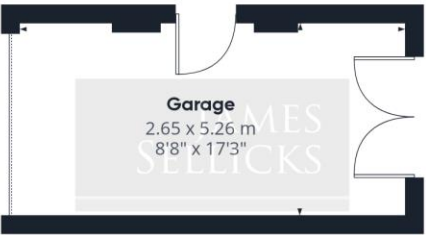




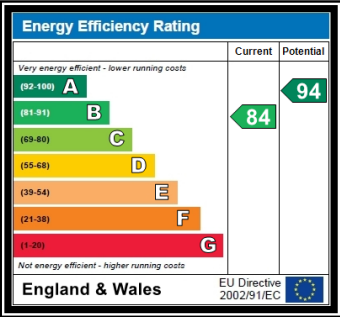
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
127.79 m²
1375.51 ft²

(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.



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Slicks 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 Slicks 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.

