



JAMES
SELICKS

78 NEWTON LANE

WIGSTON, LEICESTER, LE18 3SF

GUIDE PRICE £600,000



Set on an enviable plot of approximately 0.27 acres with partial field views, this attractive and generously proportioned, five bedroom, detached home offers superb family living with scope for further extension (subject to the necessary planning consents).

Porch • entrance hall • cloakroom • sitting room • dining room • breakfast kitchen • utility room • study • master bedroom • en-suite • four further bedrooms • bathroom • lawned front garden • private driveway • detached double garage • deep rear gardens • EPC - C

Location

Wigston is a popular town, lying south of Leicester city centre, offering an excellent range of day-to-day shopping facilities, a church, several public houses and good local schooling; there are also excellent recreational facilities within the area and convenient access to the M1/M69 motorway networks and associated Fosse Retail Park just a short distance away.

Accommodation

A part glazed uPVC front door leads into a tiled porch with a window to the side and an opaque glazed and wooden inner door into a bright entrance hall with elegant tiled flooring, housing the stairs to the first floor and a cloakroom providing a two piece suite. Double, glass panelled doors lead into the sitting room, a large, bright and airy space by virtue of a window to the front and uPVC patio doors opening out to the garden. A striking brick feature fireplace with an inset gas living flame effect fire adds a cosy focal point. The dining room is located to the front of the property, echoing the hallway's flooring and having a large window that fills the room with natural light.

The spacious kitchen is fitted with a good range of solid wood, eye and base level units, drawers and stone effect preparation surfaces, complemented by a vibrant multicoloured tiled splashback. A polycarbonate sink and drainer unit sit beneath a window overlooking the garden. There is a range style black oven with hob and concealed extractor unit over, ample space for a dining table, tiled flooring throughout and a stable style door leading into the delightful conservatory, of brick and uPVC construction providing year-round views of the garden. A utility room with a window to the rear, units, worktops and a stainless steel sink provides plumbing for a washing machine, houses the boiler and has a part glazed uPVC door to the side of the property. This room also leads into a versatile ground floor study, ideal for home working, with a front facing window.

The first floor landing houses a useful built-in storage cupboard. The master bedroom is a generous double with a window to the front, space for wardrobes and an en-suite providing a three piece suite. Bedroom two is another double, with a built-in wardrobe and a window to the side. There are three further bedrooms and a family bathroom with an obscure glazed window to the rear, exposed painted floorboards and provides a bath with shower over, a low flush WC and a wash basin with storage beneath.





Outside

The property has well-maintained lawns to the front, enjoys partial field views and is approached via a private driveway providing off street car standing and leading to a detached double garage. To the rear, the beautiful garden is a standout feature, with expansive lawns bordered by mature hedges, shrubs, and well-stocked beds.

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, gas-fired central heating and photovoltaic solar panels.

Broadband delivered to the property: tbc

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: tbc

Flooding issues in the last 5 years: tbc

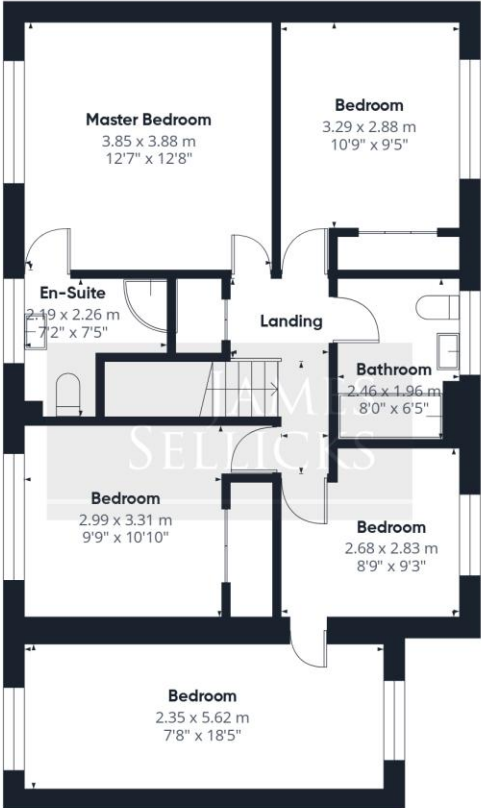
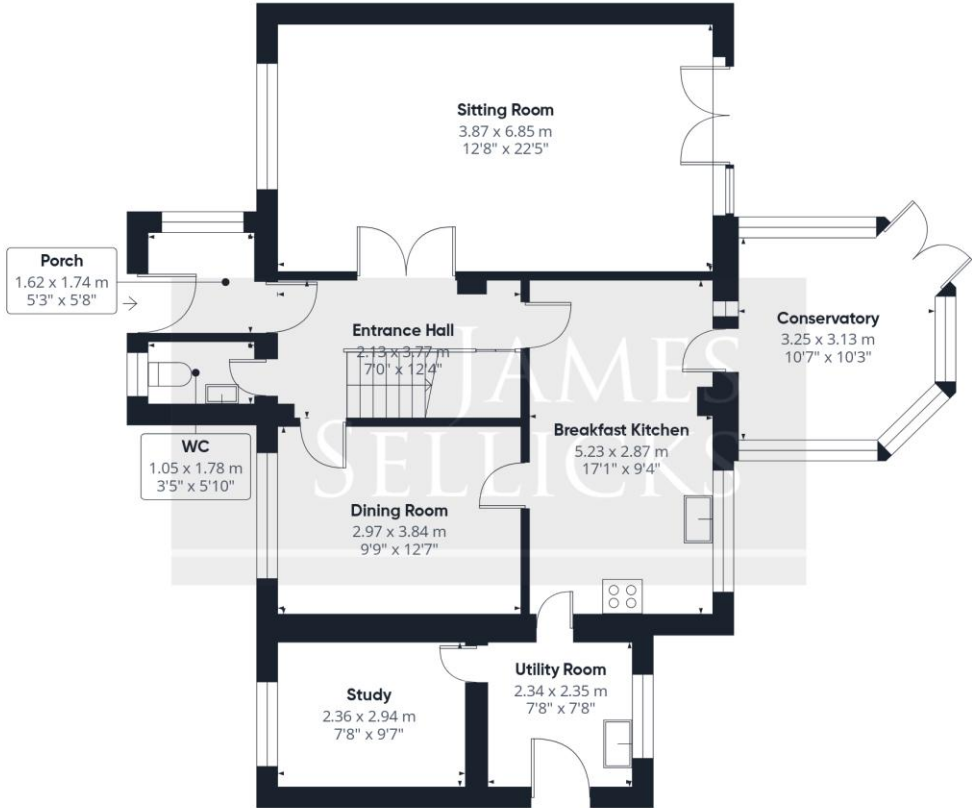
Accessibility: tbc

Planning issues: tbc









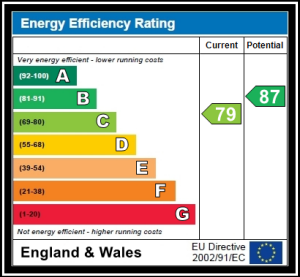
Approximate total area⁽¹⁾
 159.1 m²
 1712 ft²

(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.

GIRAFFE360



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

