

JAMES SELICKS

11 TENDRING DRIVE

WIGSTON, LEICESTER
LE18 3WR

GUIDE PRICE £525,000



Situated on a quiet cul-de-sac on the edge of the desirable Wigston Meadows, this extended four double bedroom detached home offers generous living accommodation with excellent potential for further extension (subject to the necessary planning consents) and is offered for sale with no upward chain.

Entrance hall • ground floor shower room • through sitting room • open plan living kitchen • utility room • extended family room • four double first floor bedrooms • bathroom • driveway • garage • landscaped rear garden • no upward chain • EPC - tbc

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

A part glazed composite front door with windows either side leads into a spacious entrance hall featuring oak flooring and part panelled walls, housing the staircase to the first floor. A ground floor shower room provides a white suite comprising a low flush WC, pedestal wash hand basin and corner shower cubicle. The through sitting room is a large, light and airy space with a square bay window to the front and three to the side elevation. A cast iron log burner on a slate hearth with a wooden surround provides a lovely focal point and there are French doors opening to the rear garden.

The open plan living kitchen is a great space, with windows to the front and rear and oak flooring, offering a comprehensive range of eye and base level units and drawers, tiled splashbacks and a one and a half bowl sink with mixer tap above. Integrated appliances include a Beko dishwasher and a Stoves range style cooker provides a double oven, grill and a five-ring gas burner with a concealed extractor unit over. A utility room with tiled flooring provides walk-in storage, a range of units, ample worktop space and a circular stainless steel sink with mixer tap over. There is an integrated fridge, a wall mounted Worcester boiler, space and plumbing for an automatic washing machine and tumble dryer.

An extended family room to the rear of the property provides further reception or guest bedroom space, having an inset gas flame-effect fire with tiled back and wooden surround, oak flooring, a window to the rear and French doors leading onto the rear garden.

To the first floor is a landing with a window to the front, housing the airing cupboard and providing access to four spacious double bedrooms and a family bathroom with an opaque glazed window, wood laminate flooring and part tiled walls, providing a white three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with shower over.





Outside

A sweeping driveway with lawned borders to the front provides off street car standing and access to a garage with an up and over door. Gated side access leads to attractively landscaped rear garden with shaped lawns, mature trees and shrubs, patio seating areas and a large timber shed.

Tenure: Freehold

Local Authority: Oadby & Wigston Council

Tax Band: D

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: Fibre, speed unknown.

Construction: Believed to be Standard. Vendor believes the soffits may be asbestos.

Wayleaves, Rights of Way & Covenants: Yes. more information available on request.

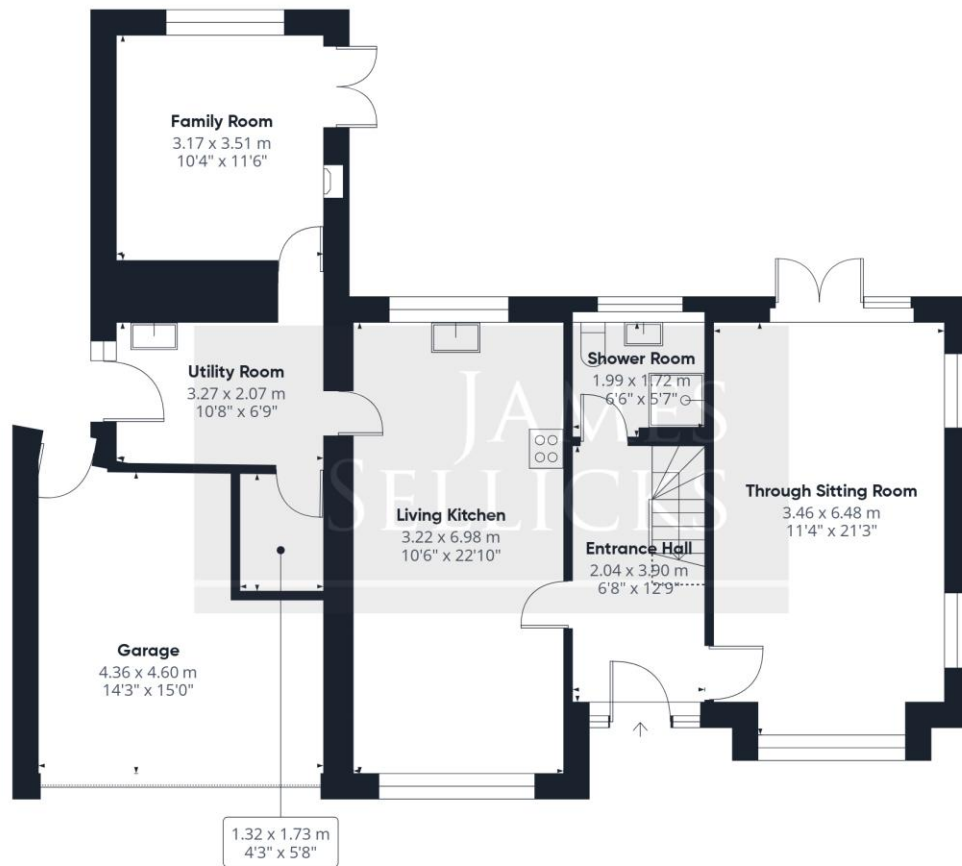
Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

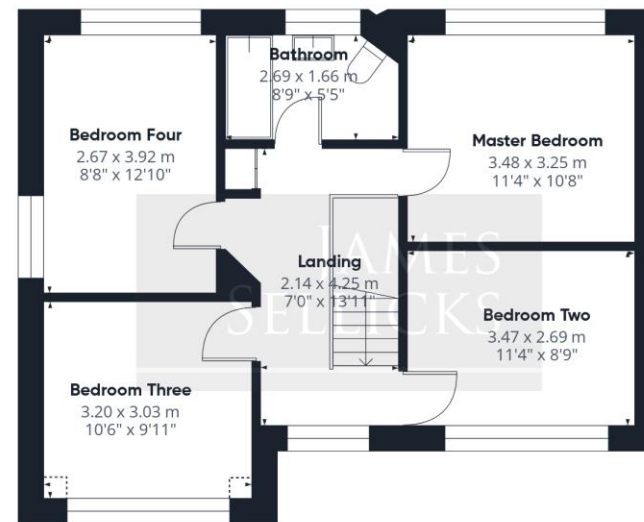
Planning issues: Rear study built without planning permission or building regulation approval, as a permitted development.







Floor 1



Floor 2

Approximate total area⁽¹⁾

149.9 m²

1612 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

