



**224 Wigston Lane, Leicester City, LE2 8DH**

**£324,950**

Situated in a popular and sought after location, within close proximity to Leicester City Centre, major road networks and a range of amenities. The property has been maintained to an excellent standard by the current vendors and spacious and well appointed accommodation briefly comprising: Entrance porch, Hallway, Sitting room, Dining kitchen, Garden room, Utility, Ground floor w/c, Office / store room. First Floor: Two double bedrooms and a Bathroom. Second floor: A further large bedroom. Outside: Enclosed rear garden and Driveway parking.

### Porch

Entered via a wooden door, with two windows to the front aspect and a further window and door leading to the entrance hall.

### Entrance Hallway

With stairs rising to the first floor and doors leading to the Living room, Kitchen/Diner and an under stairs storage cupboard.

### Living Room



With a bay window to the front aspect, brick inglenook with a cast iron log burner, built in cupboard units and shelves, radiator.

### Kitchen/Dining Room

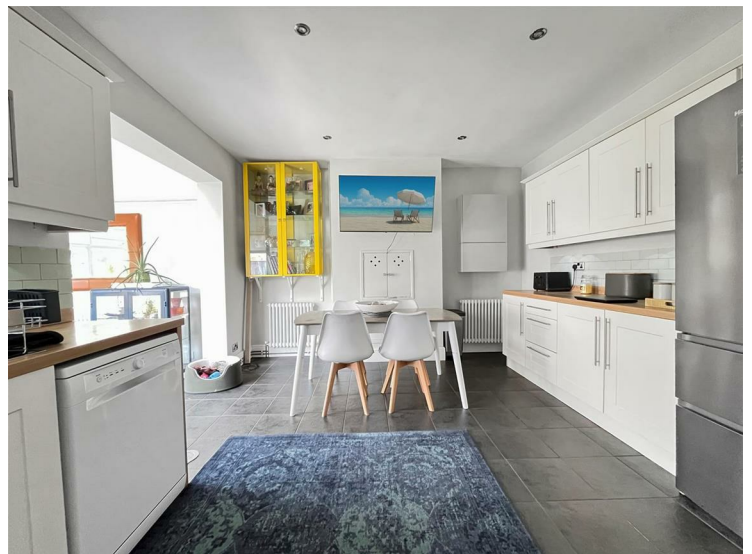


With a window to the rear aspect and doors leading to the utility, hallway and storage cupboard housing the boiler, as well as a large opening to the conservatory. The kitchen is fitted with a range of eye and base level units with wood effect worktops over and tiled splashback areas. There is a fitted electric oven and gas hob with an extractor unit over and there is a freestanding dishwasher. There is space for a large fridge/freezer. Radiator.

### Additional image



### Additional image



### Utility



With a velux window, door leading to the rear garden, and a further doors leading to the WC and converted garage which is currently being used as office space. The utility has built in storage units and space/plumbing for a washing machine and tumble dryer.

### Wc

With a low level wc and corner wash basin.

### Conservatory



With patio doors leading to the garden, and a Velux window. Radiator.

### 1st Floor Landing

With windows to the front and side aspect, doors leading off to all 1st floor accommodation and stairs rising to the 2nd floor.

### Bedroom 2



With a bay window to the front aspect, built in wardrobe with mirrored doors, radiator.

### Bedroom 3



With a window to the rear aspect, two small cupboards, radiator.

### Family Bathrom



With an obscure window to the rear aspect, the bathroom is fitted with a low level wc, pedestal wash basin and P shaped bath with a shower over and glazed screen.

### 2nd Floor Landing

## Master Bedroom



With two velux windows, a further window to the rear aspect and access to the eaves for storage. Radiator.

## Outside



To the front of the property there are double wooden gates which lead to a large gravelled area with planted borders suitable for driveway parking and providing access to the garage.

To the rear is an enclosed garden which is laid largely to gravel with a lawn area and mature surrounding borders. A tiled pathway leads to two storage sheds at the end of the garden.

## Additional image



## Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

## Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

## Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

## Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage

and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

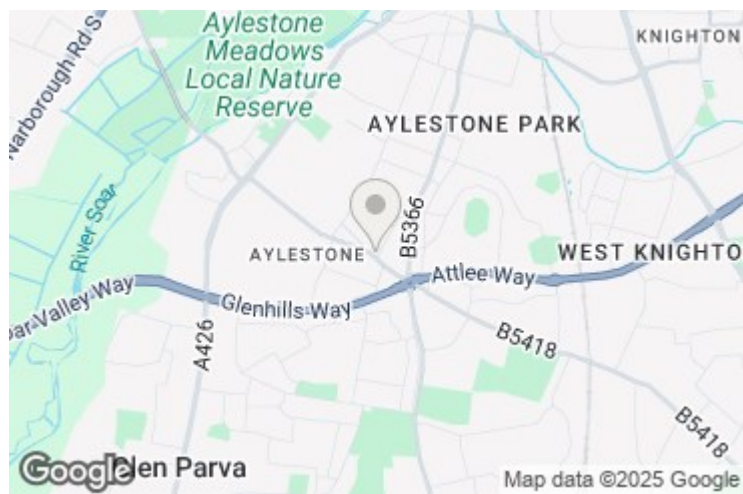
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

