



**Mablowe Field, Wigston, LE18 3UJ**

**Offers in excess of £270,000**

**Freehold**

**Taylors**  
Est. 1992

Four bedroom semi-detached home

Two reception rooms

Spacious and private rear garden

Off-road parking for multiple cars

Conservatory

Garage with heating

Available to view now

Please contact Taylors to arrange your visit

### Property Description

**Kitchen/Diner** 12'4" x 9'8" (3.76m x 2.95m)

**Reception Room** 14'8" x 12'4" (4.47m x 3.76m)

**Dining Room** 8'11" x 8'10" (2.72m x 2.69m)

**Conservatory** 18' x 12'4" (5.49m x 3.76m)

**Master Bedroom** 11'2" x 10'6" (3.40m x 3.20m)

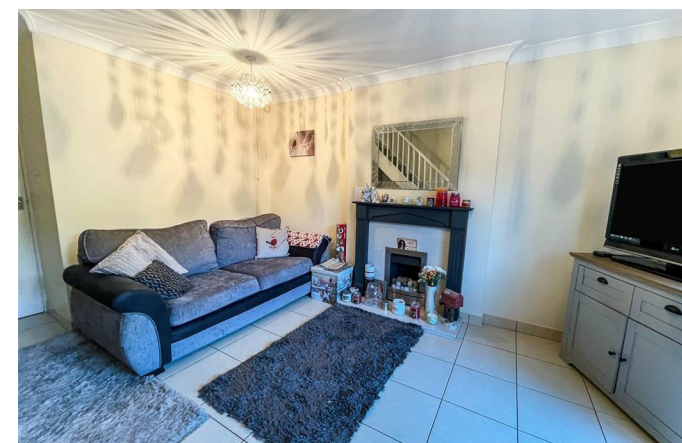
**Bedroom Two** 12'1" x 8'10" (3.68m x 2.69m)

**Bedroom Three** 13'4" x 6' (4.06m x 1.83m)

**Bedroom Four** 8'10" x 8'8" (2.69m x 2.64m)

**Bathroom** 6'10" x 5'10" (2.08m x 1.78m)

**Garage** 14'5" x 9' (4.39m x 2.74m)



Four bedroom, semi-detached home | Off-road parking for multiple cars | Enclosed and private rear garden | Three reception rooms | Modern fitted bathroom and kitchen | Please contact Taylors to arrange your visit

Positioned in the highly desirable location of Wigston, this modern and spacious four bedroom home has been finished to a high standard throughout with off-road parking and an enclosed rear garden. This home also benefits from a spacious conservatory, two

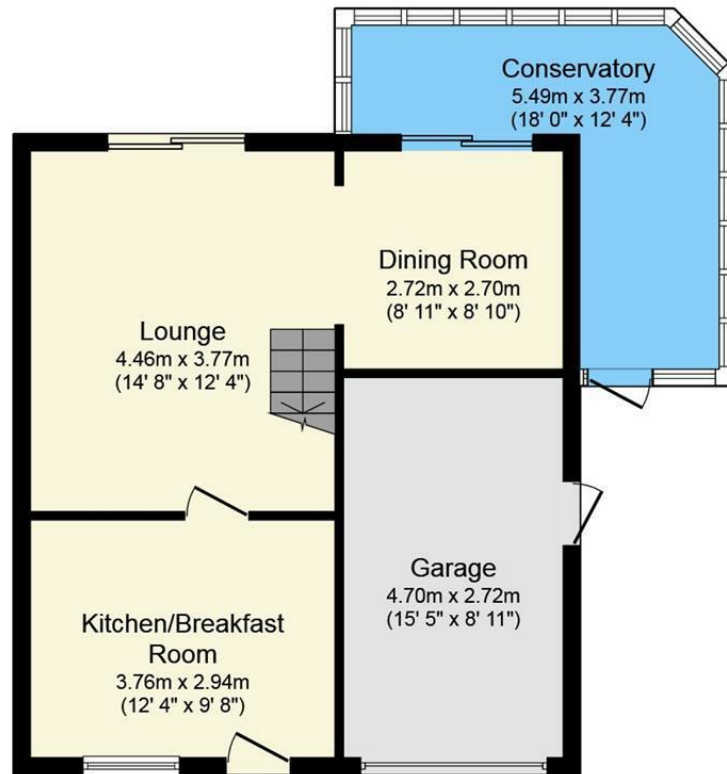
reception rooms which benefit from under-floor heating and this home is also positioned on a cul-de-sac. This home has heating in the garage meaning it could be easily used as a home office or other as it also has an electric door. There is also CCTV surrounding this home whilst all the heating in the property is controlled from the Hive app and thermostat. We strongly advise early internal inspection, please contact Taylors to arrange your visit.

Local to this home, you'll find

Thythorn Field Community Primary School which has an Ofsted rating of GOOD and also Gartree High School with an Ofsted rating of EXCELLENT. There are also bus stops close by with on on the same street and others within walking distance, providing public transport into the city. If you're looking to travel outside of Leicestershire, there is a train station just 1.72 miles away and the M1 is just 4.54 miles away.

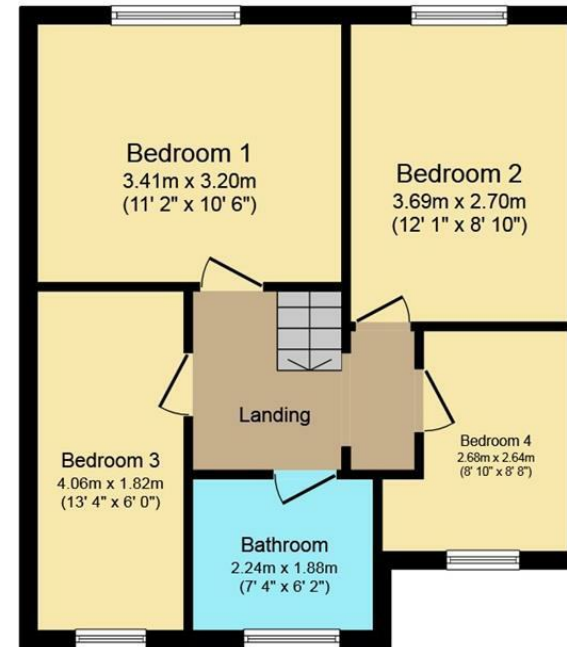






## Ground Floor

Floor area 61.5 sq.m. (662 sq.ft.) approx



## First Floor

Floor area 46.9 sq.m. (505 sq.ft.) approx

Total floor area 108.4 sq.m. (1,167 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

# Taylor's

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