



Portgate, Wigston, Leicester, LE18 3LQ

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# Property Description

A wonderful 4-bedroom detached property located in a highly sought-after cul-de-sac location in Wigston. This lovely family home provides ample living space spread across two floors of accommodation and sits on a quiet and private plot with off road parking and a well sized rear garden. Entering into a light and welcoming hallway, the property features a spacious lounge running the entire length of the property and providing a great, open family space. There is also an additional reception room off the hallway providing a great space for either a dedicated dining area, playroom or study. The downstairs portion of the home is completed by a stylish kitchen/diner and cloakroom. Upstairs, the master bedroom features fitted wardrobes and a private ensuite shower room. There is an additional double bedroom towards the front of the property complimented by two well sized single rooms and a modern family bathroom. Outside, there is a generous rear garden with side access to the front where a gravelled driveway provides off road parking for multiple cars.





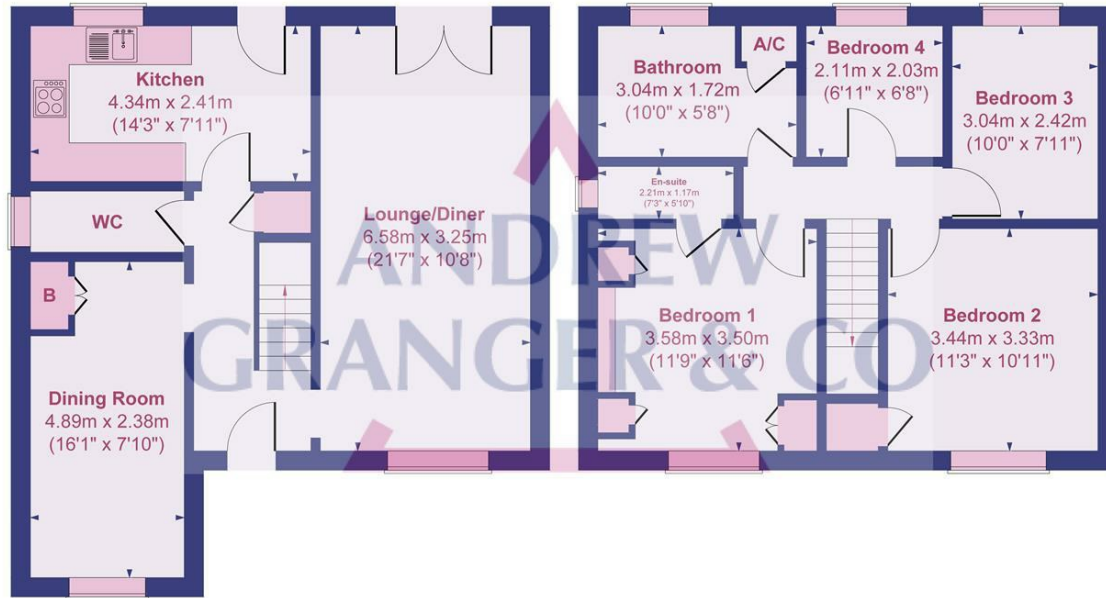
## Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- LOUNGE / DINER
- DINING ROOM
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- EPC - D

**£350,000**



Approximate Gross Internal Area  
106.5 sq. m. (1146 sq. ft.)



**Ground Floor**

Floor area 55.6 sq.m. (598 sq.ft.) approx

**First Floor**

Floor area 50.9 sq.m. (548 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby office on 01162 429922

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