



Connells

Willow Park Drive
Wigston



Property Description

This lovely home is conveniently located for access to Wigston town centre and local schools and amenities and benefits from spacious beautiful rear garden, garage & driveway provides ample off-road parking and direct access to a useful covered side access via a set of double timber gates.

Wigston is a suburb situated to the South of Leicester City Centre. The transport links for commuters are excellent heading into and out of the city by road either by car and regularly serviced bus routes or by rail via South Wigston train station.

The ground floor briefly comprises hallway, diner (can be used as a bedroom), kitchen, lounge room, family bathroom and two bedrooms.

The accommodation has been extended by means of a loft which is now used as the principal bedroom with a good-sized walk in wardrobe.

Also in the garden is a delightful, external cabin which could be used as an office space.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Hallway

2' 7" x 21' 1" (0.79m x 6.43m)

Having a laminate flooring, radiator & access to all the rooms

Kitchen

11' 1" x 7' 6" (3.38m x 2.29m)

Fitted with a range of wall & base units, sink unit, plumbing for washing machine, an oven/hob with extractor over & window to the front

Diner/Bedroom 3

9' 7" x 11' 5" (2.92m x 3.48m)

Having a laminate flooring, radiator & window to the front aspect

Lounge Room

11' 5" x 16' (3.48m x 4.88m)

Having a laminate flooring, feature wood burning stove, radiator & sliding patio door to the rear garden

Bedroom 2

11' 1" x 11' 1" (3.38m x 3.38m)

Having a laminate flooring, radiator & window to the rear garden

Bedroom 4

7' 6" x 6' 9" (2.29m x 2.06m)

Having a laminate flooring, radiator & window to the side

Bathroom

7' 6" x 5' 3" (2.29m x 1.60m)

Fitted with a three piece white suite to include a panelled bath with shower over, low flush w/c, wash hand basin

First Floor

Bedroom 1

11' 1" x 23' 2" (3.38m x 7.06m)

Open-plan loft space having a carpet floor, window to the rear and roof window & walk-in wardrobe

Walk-In Wardrobe

5' 11" x 15' 3" (1.80m x 4.65m)

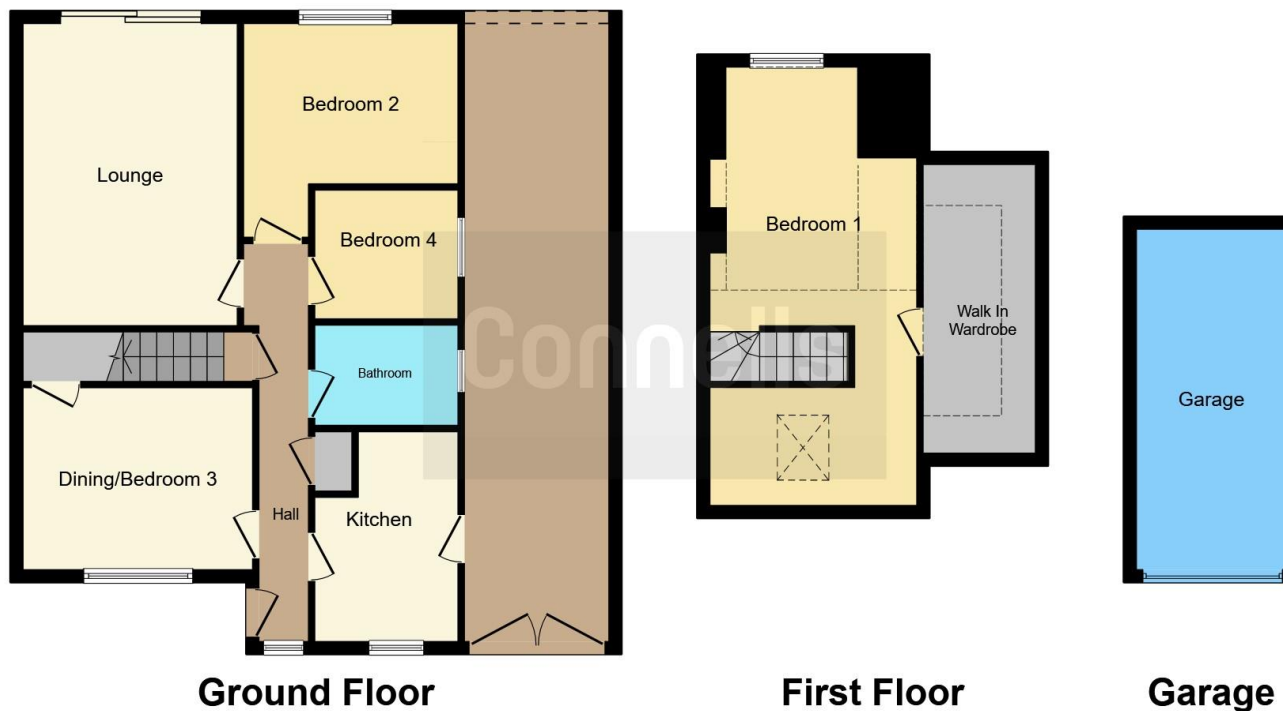
Garage

13.3 sq.m.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C

view this property online connells.co.uk/Property/LTR322199

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322199 - 0011