



Connells

Black Swan Road
Wigston



Property Description

This beautifully presented three bedroom family home occupies an attractive plot that includes off-road parking and a garage. Built in 2021 by David Wilson Homes, a highly regarded new build developer, the home is designed with modern day family life very much at the forefront. Situated within a more intimate site, the home is conveniently located for all of Wigston's local amenities whilst still retaining a semi-rural feel with open countryside within walking distance.

Entrance Hall

Access to ground floor wc, lounge, kitchen/diner with stairs ascending to the first floor landing with a useful understairs storage cupboard.

Cloakroom

Ground floor cloakroom comprising wc with wash hand basin.

Lounge

17' 7" x 10' 2" (5.36m x 3.10m)

Lounge spanning full length with window to front elevation and french doors leading out to the rear garden. Gas radiator central heating and carpeted flooring.

Kitchen/Diner

17' 7" x 9' 5" (5.36m x 2.87m)

Spanning the full length of this property is this delightful kitchen/diner fitted with a range of wall and base units, incorporating an integrated gas hob with overhead extractor, stainless steel sink with mixer taps and double glazed window overlooking the rear garden. Space for a dining table with double glazed window to front elevation.

Utility

6' 2" x 5' 9" (1.88m x 1.75m)

Accessed via the kitchen/diner is a separate utility area comprising a range of base and eye level units with plumbing for a washer/dryer and a large useful understairs storage cupboard. Access door to rear garden.

First Floor Landing

Access to all three bedrooms and the family bathroom. Double glazed window to rear elevation. Carpeted flooring and storage cupboard.

Bedroom One

12' 3" x 10' 4" (3.73m x 3.15m)

Master double bedroom comprising fitted wardrobes and its own en-suite. Window to front elevation and carpet flooring.

En-Suite

Master bedroom en-suite comprising shower cubicle, wash hand basin and wc with window to front elevation.

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)

Double bedroom with window to front elevation, carpet flooring and storage cupboard.

Bedroom Three

9' x 7' 4" (2.74m x 2.24m)

Single bedroom with window to rear elevation and carpet flooring.

Bathroom

Family bathroom comprising a panelled bath, wc and wash hand basin with window to rear elevation. Tiled splashbacks and radiator.

Front

Driveway with parking for up to two vehicles and a single garage with up and over door. Side access gate to rear garden.

Rear

Paved patio, lawned garden part fenced with a side access gate to front.

Agent's Note 1

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Agent's Note 2

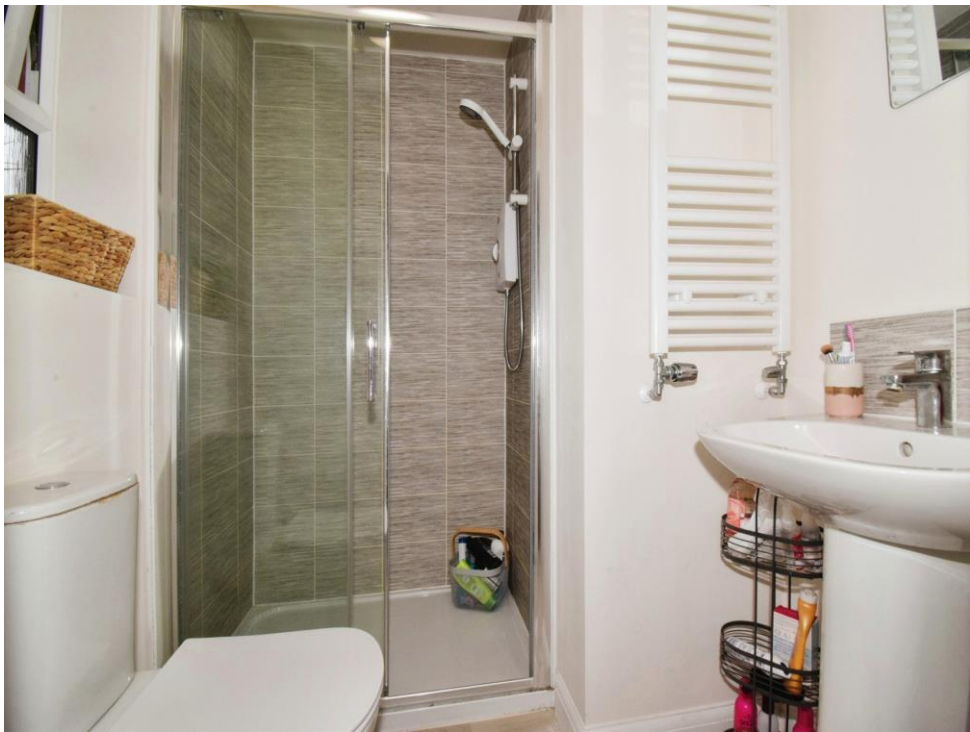
Price - 25% shared ownership is £92,500

The monthly rent payable is £644.70

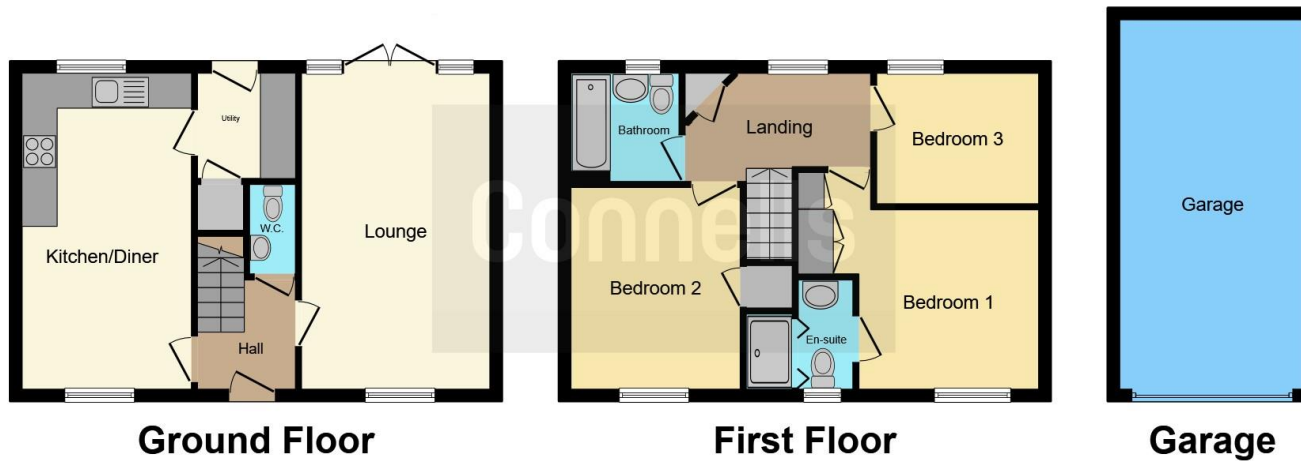
The monthly service charge payable is £48.17

All potential purchasers must be approved via application to Riverside Home Ownership









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/OBY311475

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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