

# Property details **approval form**

50 St. Ives Road, Wigston, Leicestershire, England, LE18 2JA

**Date:** 18 April 2025

**Property Ref and Version:** OBY311778 - 0001

**Not for marketing purposes INTERNAL USE ONLY**

## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£325,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > NO ONWARD CHAIN
- > Prime Cul-De-Sac Location
- > Generous Corner Plot
- > Recently Re-Fitted Kitchen & Wet Room
- > Ample Off-Road Parking & Garage
- > Bespoke Fitted Media Wall
- > Close to Local Amenities
- > Two Spacious Reception Rooms

## ○ Short Description

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Tucked away at the end of a peaceful cul-de-sac on the popular Little Hill Estate, this immaculate two-bedroom detached bungalow sits on a generous corner plot offering excellent privacy, expansive gardens, and parking for several vehicles plus a brick-built single garage.

## ○ Long Description

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Tucked away at the end of a peaceful cul-de-sac on the popular Little Hill Estate, this immaculate two-bedroom detached bungalow sits on a generous corner plot offering excellent privacy, expansive gardens, and parking for several vehicles plus a brick-built single garage.

The property is beautifully presented throughout and has been modernised to a high standard. A bright entrance porch leads into the central hallway, with the master bedroom featuring a range of fitted wardrobes and a view to the front, and the second double bedroom offering additional space for guests or flexible use.

A recently re-fitted and stylish wet room adds a touch of luxury, while the spacious lounge boasts a bespoke media wall and sliding patio doors that bathe the space in natural light and connect effortlessly to the outside.

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The kitchen has also been recently updated with high-spec appliances and finishes, and leads to a handy utility area and a second reception/dining room with dual-aspect windows and garden access-ideal for entertaining or relaxing.

Outside, the wrap-around gardens are a standout feature, with a deep front lawn, a very large and private rear garden, and a side garden with pedestrian access. A long driveway provides ample off-road parking, complemented by the garage.

Located in Wigston Magna, this property offers the best of suburban living with excellent access to local shops, green spaces, and key commuter routes into Leicester.

## ○ Room Description

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### Entrance Porch

UPVC Double Glazed Window to Side & Front, UPVC Door to Front

### Entrance Hall

Radiator, Loft Access, Storage Cupboard

### Living Room

16' 2" x 11' ( 4.93m x 3.35m )

Bespoke Media Wall, Radiator, TV Point, Hive Heating Control System, UPVC Double Glazed Sliding Door to Rear

### Dining/Garden Room

9' x 13' 10" ( 2.74m x 4.22m )

UPVC Double Glazed Window to Side, Radiators, UPVC Double Glazed Sliding Door to Garden

### Kitchen

18' 11" x 9' 1" ( 5.77m x 2.77m )

UPVC Double Glazed Window to Side, Worktops & Splashback, Wall & Base Units, Gas Hob, Cooker Hood, Double Oven, Integral Dishwasher, Sink, Radiator

### Utility Room

11' 6" x 3' 10" ( 3.51m x 1.17m )

UPVC Door to Front, UPVC Double Glazed Window to Side, Radiator, Boiler, Plumbing for Washing Machine

### Bedroom One

13' 5" x 9' 5" ( 4.09m x 2.87m )

UPVC Double Glazed Window to Front, Fitted Wardrobe, Built in Cupboard, Radiator

### Bedroom Two

8' 1" x 9' 1" ( 2.46m x 2.77m )

UPVC Double Glazed Window to Side, Radiator, Phone Point

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## ○ Property Images



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## ○ Floor Plan



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](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Jack Payne		
Mr I. Bliss		