



Connells

Ashurst Close
Wigston



Property Description

Connells Oadby are delighted to bring to market this immaculate three-bedroom detached family home, ideally positioned on a quiet cul-de-sac in the ever-popular Wigston Harcourt development. Lovingly maintained and thoughtfully extended by the current owners, the property now boasts exceptional living space and modern touches throughout.

The heart of the home lies in the extended kitchen, complete with a breakfast bar, modern fittings, and French doors opening onto the rear garden. A newly added utility room and downstairs WC provide convenience for busy family life, while an additional family room-bathed in natural light thanks to roof windows and French doors-offers the perfect setting for relaxation or entertaining.

The accommodation also includes a welcoming entrance hall, a cosy lounge with feature fireplace, and a separate dining room. Upstairs, there are three well-proportioned bedrooms, all with built-in wardrobes, and a modern, fully tiled family bathroom.

Externally, the home benefits from ample off-road parking, a part-converted garage, and a beautifully maintained rear garden featuring a patio area and secure fencing-ideal for families and outdoor dining.

This home perfectly blends comfort, practicality, and style in a highly desirable location close to outstanding schools, shops, and transport links.

Entrance Hall

With stairs off to the first floor and radiator.

Living Room

13' 2" x 12' 6" (4.01m x 3.81m)

Gas fire and fireplace, double glazed window to the front elevation, radiator, ceiling light, power points and understairs storage cupboard.

Dining Room

7' 10" x 7' 5" (2.39m x 2.26m)

Radiator, ceiling light and power point.

Family Room

11' 3" x 8' 7" (3.43m x 2.62m)

With double glazed windows to the side and rear elevations, double glazed French doors to the rear garden, two roof windows to the rear elevation, power points and radiator.

Kitchen

16' 1" x 7' 10" (4.90m x 2.39m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, breakfast bar, tiled splashbacks, gas hob, electric cooker and extractor hood, plumbing for dishwasher, spotlights, power points, double glazed French doors to the rear garden and window to the rear elevation.

Utility Room

With plumbing for washing machine, power points and ceiling light.

Guest W.C.

Comprising wash hand basin, low flush WC, tiled splashbacks and ceiling light.

Landing

With window to the side elevation, airing cupboard and access to the loft.

Bedroom One

10' 5" x 9' 7" (3.17m x 2.92m)

With built-in wardrobes and drawers, radiator and double glazed window to the front elevation.

Bedroom Two

11' x 8' 10" (3.35m x 2.69m)

With built-in wardrobes, radiator, ceiling light, radiator, double glazed window to the rear elevation.

Bedroom Three

7' 8" x 6' 7" (2.34m x 2.01m)

With built-in over stairs wardrobe, double glazed window to the front elevation, power points and radiator.

Bathroom

Being fully tiled and comprising panelled bath with shower over, vanity wash hand basin, low flush WC, spotlights, tiled floor, radiator and frosted double glazed window to the rear elevation.

Front

The front of the property is block paved to provide ample off road parking.

Garage

Light, Power, Auto Roller Door

Rear Garden

The rear garden is mainly laid to lawn with patio area, outside tap, gated side access and a fenced surround.









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

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/OBY312097



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: OBY312097 - 0003