



Connells

Black Swan Road
Wigston



Property Description

Connells Oadby are delighted to present this modern three-bedroom semi-detached home, offered for sale on a 25% shared ownership basis. Built in 2021, this stylish and energy-efficient property offers the perfect opportunity for first-time buyers or downsizers to step onto the property ladder within a desirable modern development.

Occupying a large corner plot, the home enjoys an impressive sense of space both inside and out. The accommodation has been thoughtfully designed for contemporary living, featuring a bright and spacious lounge, a modern fitted kitchen diner, and three well-proportioned bedrooms, including a master with a private en-suite shower room.

Externally, the property continues to impress with a landscaped rear garden, finished with an artificial lawn and elegant external lighting-ideal for relaxing or entertaining outdoors with minimal maintenance required. To the front and side, a detached garage and driveway provide parking for multiple vehicles, offering practicality to match the home's stylish presentation.

This is a fantastic opportunity to secure a well-presented, nearly new home in a sought-after residential location, offering a perfect balance of comfort, efficiency, and affordability through shared ownership.

Rent: £615.94 per month

Service Charge £58.36 per month

Entrance Hall

Composite Door to Front

Cloakroom/W.C.

Low Level WC, Wash Hand Basin, Radiator

Living Room

10' 7" x 17' 10" (3.23m x 5.44m)

Dual Aspect UPVC Windows to Front & Side, Radiator, Media Sockets

Kitchen/Diner

17' 10" x 9' 6" (5.44m x 2.90m)

UPVC Window to Rear, Wall & Base Units, Worktops, Stainless Steel Sink, Pull Out Pantry Unit, Oven, Hob, Integrated Dishwasher, French Doors onto Rear.

Utility Room

Wall & Base Units, Washing Machine, Tumble Dryer, Under Stairs Storage

Landing

Airing Cupboard, Loft Access, Radiator

Bedroom One

13' 3" x 14' 1" max (4.04m x 4.29m max)

UPVC Window to Front, Radiator, Access to En-Suite

En-Suite

Shower, Low Level WC, Wash Hand Basin, Heated Towel Rail, Extractor, UPVC Window to Front

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

UPVC Window to Front, Storage Cupboard, Radiator

Bedroom Three

7' 4" x 8' 10" (2.24m x 2.69m)

UPVC Window to Front, Radiator

Bathroom

Panel Bath, Wash Hand Basin, Low Level WC, UPVC Window to Front, Heated Towel Rail, Extractor

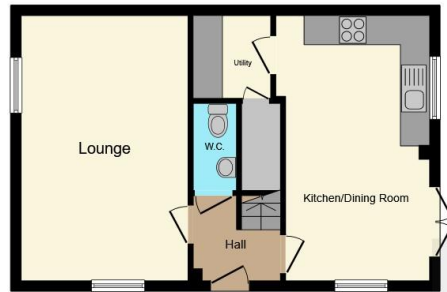
Rear Garden

Landscaped, Patio Area & Artificial Lawn, Enclosed by Timber Fencing, Outdoor Lighting

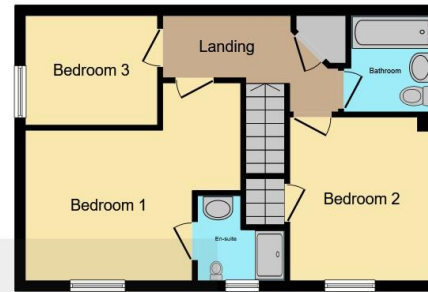




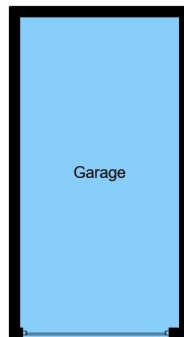




Ground Floor



First Floor



Garage

Connells

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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78B The Parade Oadby
LEICESTER LE2 5BF

EPC Rating: B

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OBY312127

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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